

LOT 13
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

WHITE ROSHAN R
95992 MIMOSA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0013-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	08	CLAY TILE 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories		0 0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	3043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,351	100	2022	1,351	315,849
FGR	399	55	2022	219	51,200
FOP	55	30	2022	16	3,740
FSP	156	40	2022	62	14,495
FUS	1,284	100	2022	1,284	300,185
STR	68	10	2022	7	1,636
TOTALS	3,313			2,939	687,105

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,939	149.4638	236.15	694,045	2022	2022	0	0	1.00	99.00
1 SFR CUST - 0% - 2025				Heated Area: 2635				HX Base Yr			
13 15 12 12 13 49 52 19 19 15 21 21 9 5 6 16 FSP 2022 BAS 2022 FGR 2022 FOP 2022 16 4 12 49 8 4 17 4 20 FUS 2022 ITE 2022											