LOT 17
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

JENSEN JOHN R & GAYLE A
96162 SYLVESTER DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0017-0000

BUILDING CHARACTERISTICS

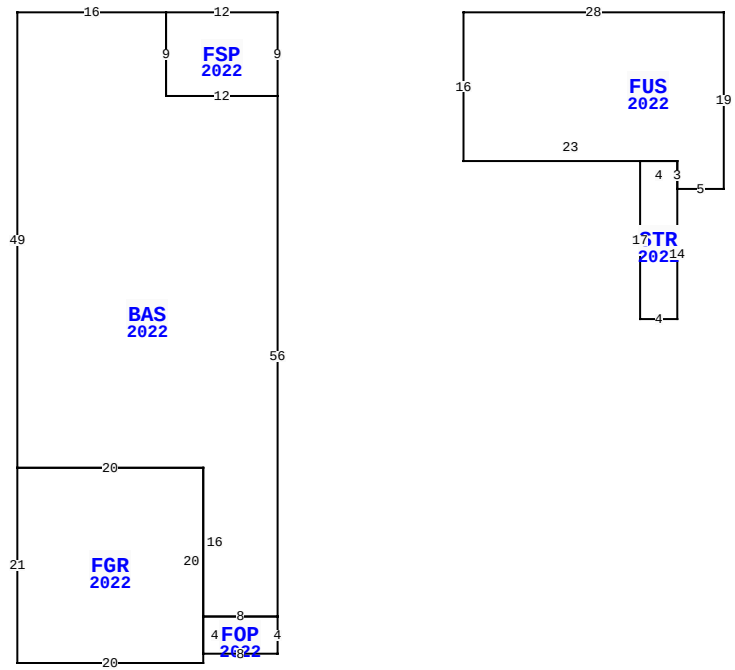
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,392	100	2022	1,392	339,834
FGR	420	55	2022	231	56,395
FOP	32	30	2022	10	2,441
FSP	108	40	2022	43	10,498
FUS	463	100	2022	463	113,034
STR	68	10	2022	7	1,709
TOTALS	2,483			2,146	523,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,146	156.0728	246.60	529,204	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2024 Heated Area: 1855 HX Base Yr 2024



96162 SYLVESTER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		523,912
TOTAL MARKET OB/XF VALUE		3,821
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		692,733
SOH/AGL Deduction		53,193
ASSESSED VALUE		639,540
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		588,818
TOTAL JUST VALUE		692,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016373	CO ISSUED	0	11/01/2022
21007579	NEW CONSTR	204,294	06/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/0904	12/05/2022	WD	Q	I	01	765,000
GRANTOR: KOCOUREK DAVID L & LI						
GRANTEE: JENSEN JOHN R & GAY						
2602/1635	11/09/2022	SW	Q	I	01	714,200
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: KOCOUREK DAVID L &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W12 BAS=[YR=2022] W16 S49 FGR=[YR=2022] S21 E20 N1 FOP=[YR=2022] E8 N4 W8 S4$ N20 W20$ E20 S16 E8 N56 W12 N9$ S9 E12 N9$ PTR=E20 FUS=[YR=2022] E28 S19 W5 STR=[YR=2022] S14 W4 N17 E4 S3$ N3 W23 N16$ W20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	386.00	SF	10.00	10.00	100	2022	2022	3	99	3,821	

LAND DESCRIPTION

TOTAL OB/XF 3,821

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 10/06/2022 BY TW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS