

LOT 18
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

DAMA DON & CHRISTINE
96130 SYLVESTER DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0018-0000



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		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	1,118	100	2022	1,118	267,363
FGR	399	55	2022	219	52,373
FOP	36	30	2022	11	2,630
FSP	108	40	2022	43	10,283
FUS	1,050	100	2022	1,050	251,102
PTO	392	5	2022	20	4,783
STR	68	10	2022	7	1,674
TOTALS	3,171			2,468	590,208

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,468	152.8877	241.56	596,170	2022	2022	0	0	0	1.00 99.00
1 SFR CUST - 100% - 2023				Heated Area: 2168				HX Base Yr 2023			
14 28 14 14 28 12 16 9 9 12 38 47 19 18 21 19 3 3 4 4 24 12 PTO 2022 FSP 2022 BAS 2022 FGR 2022 FOP 2022 14 4 14 39 9 4 14 17 3 19 4 FUS 2022 TR 2022											
BLD DATE						LGL DATE		04/15/2024			
XF DATE						LAND DATE		MLU			