LOT 20
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

TURPIN MARK EDWARD & TRACY L
96114 SYLVESTER DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0020-0000

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	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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

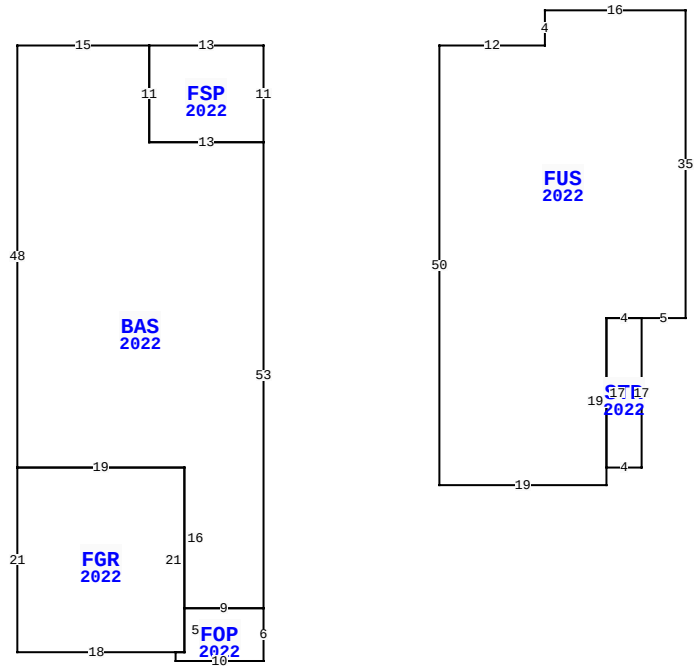
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	2022	1,345	316,456
FGR	399	55	2022	219	51,528
FOP	55	30	2022	16	3,765
FSP	143	40	2022	57	13,412
FUS	1,293	100	2022	1,293	304,221
STR	68	10	2022	7	1,647
TOTALS	3,303			2,937	691,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,937	150.4188	237.66	698,007	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2024 Heated Area: 2638 HX Base Yr 2024



96114 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		691,027
TOTAL MARKET OB/XF VALUE		4,010
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		860,037
SOH/AGL Deduction		151,850
ASSESSED VALUE		708,187
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		657,465
TOTAL JUST VALUE		860,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		688,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013961	NEW CONSTR	420,961	10/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/0089	9/16/2022	SW	Q	I	02	748,400

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: TURPIN MARK EDWARD

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W13 BAS=[YR=2022] W15 S48 FGR=[YR=2022] S21 E18 FOP=[YR=2022] S1 E10 N6 W9 S5 W1$ E1 N21 W19$ E19 S16 E9 N53 W13 N11$ S11 E13 N11$ PTR=E20 FUS=[YR=2022] E12 N4 E16 S35 W5 STR=[YR=2022] S17 W4 N17 E4$W4 S19 W19 N50$ 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	405.00	SF	10.00	10.00	100	2022	2022	3	99	4,010	

LAND DESCRIPTION

TOTAL OB/XF 4,010

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 10/02/2022 BY TW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS