LOT 21
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

LEVY LINDA G & RICHARD L
1460 PATTON DRIVE
BOULDER, CO 80303

2025

00-SB-30-047E-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

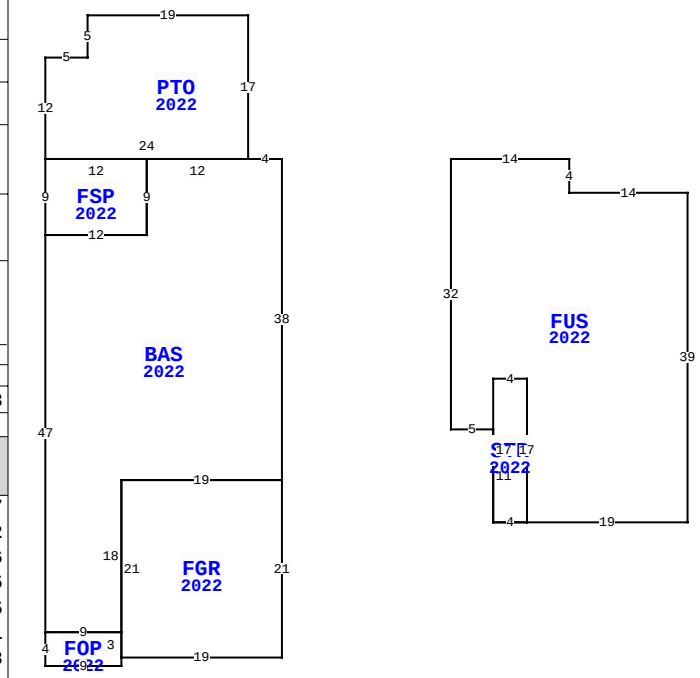
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	264,807
FGR	399	55	2022	219	51,872
FOP	36	30	2022	11	2,606
FSP	108	40	2022	43	10,185
FUS	1,093	100	2022	1,093	258,885
PTO	383	5	2022	19	4,501
STR	68	10	2022	7	1,658
TOTALS	3,205			2,510	594,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,510	151.4246	239.25	600,518	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 0% - 2023 Heated Area: 2211 HX Base Yr



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

96111 SYLVESTER DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	594,513
TOTAL MARKET OB/XF VALUE	4,257
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	763,770
SOH/AGL Deduction	65,499
ASSESSED VALUE	698,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	698,271
TOTAL JUST VALUE	763,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	638,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215285	NEW CONSTR	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/1972	10/12/2022	WD	Q	I	02	790,000
GRANTOR: DORMEYER MARIE ELIZAB						
GRANTEE: LEVY LINDA G & RICH						
2584/0224	8/08/2022	SW	Q	I	01	526,300
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: DORMEYER MARIE ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W4 PTO=[YR=2022] N17 W19 S5 W5 S12
FSP=[YR=2022] S9 E12 N9 W12$ E24$ W12 S9 W12 S47
FOP=[YR=2022] S4 E9 N1 FGR=[YR=2022] E19 N21 W19 S21$ N3 W9$
E9 N18 E19 N38$ PTR=E20 FUS=[YR=2022] E14 S4 E14 S39 W19
STR=[YR=2022] N17 W4 S17 E4$ W4 N11 W5 N32$ 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	0	0	0	430.00	SF	10.00	10.00	100	2022	2022	3	99	4,257	

LAND DESCRIPTION

TOTAL OB/XF 4,257

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 12/02/2022 BY TW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS