LOT 22
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

SHELTON IAN JACQUES
96119 SYLVESTER DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0022-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

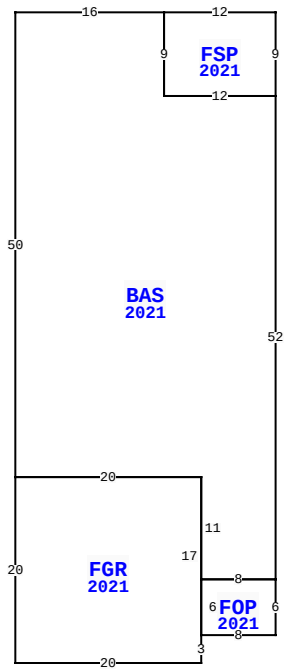
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2021	1,380	327,306
FGR	400	55	2021	220	52,179
FOP	48	30	2021	14	3,320
FSP	108	40	2021	43	10,199
TOTALS	1,936			1,657	393,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,657	152.4000	240.79	398,989	2021	2021	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2025 Heated Area: 1380 HX Base Yr 2025



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

96119 SYLVESTER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		393,004
TOTAL MARKET OB/XF VALUE		4,554
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		562,558
SOH/AGL Deduction		172,480
ASSESSED VALUE		390,078
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		339,356
TOTAL JUST VALUE		562,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
209485	CO ISSUED	0	09/09/2021
209485	NEW CONSTR	0	09/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/31	5/08/2024	WD	Q	I	01	650,000
GRANTOR: CALABRO DEBORAH E REV						
GRANTEE: SHELTON IAN JACQUES						
2626/0255	3/01/2023	SW	U	I	11	100
GRANTOR: CALABRO DEBORAH E						
GRANTEE: CALABRO DEBORAH E R						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W12BAS=[YR=2021] W16 S50 FGR=[YR=2021] S20 E20 N3 FOP=[YR=2021] E8 N6 W8 S6$ N17 W20$ E20 S11 E8 N52 W12 N9$ S9 E12 N9$.

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	424.00	SF	10.00	10.00	100	2021	2021	3	99	4,198	
2	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2021	2021	3	99	356	

LAND DESCRIPTION

TOTAL OB/XF 4,554

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	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 02/01/2022 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS