LOT 23
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

GANGUZZA SEBASTIAN MARK REVOCABLE TRUST/GANGUZZA S
96127 SYLVESTER DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0023-0000

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 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

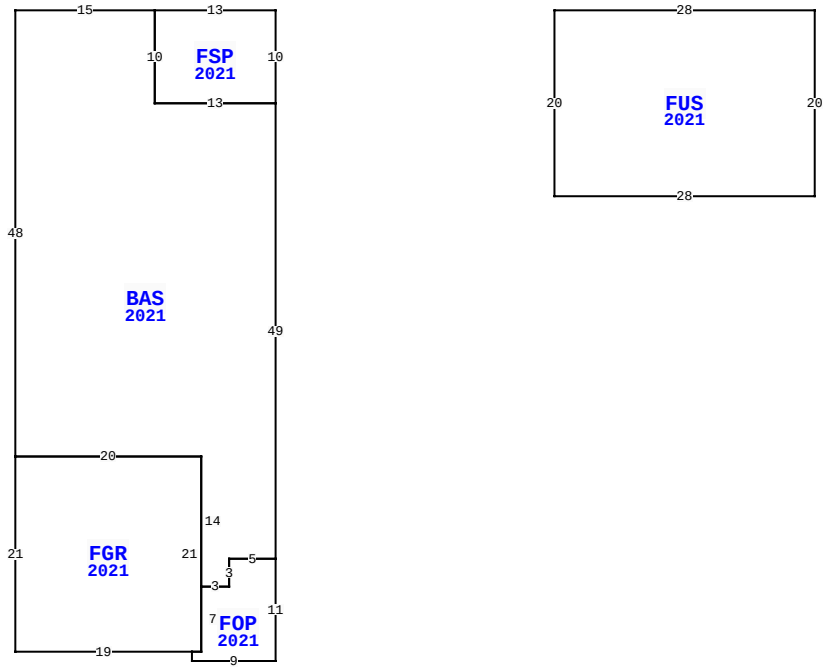
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100	2021	1,311	301,682
FGR	420	55	2021	231	53,157
FOP	80	30	2021	24	5,523
FSP	130	40	2021	52	11,966
FUS	560	100	2021	560	128,865
TOTALS	2,501			2,178	501,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,178	147.8585	233.62	508,824	2021	2021	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2024 Heated Area: 1871 HX Base Yr 2024



96127 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		501,192
TOTAL MARKET OB/XF VALUE		4,990
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		671,182
SOH/AGL Deduction		132,342
ASSESSED VALUE		538,840
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		488,118
TOTAL JUST VALUE		671,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20209523	NEW CONSTR	0	11/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/649	11/22/2023	WD	Q	I	01	790,000
GRANTOR: BATTEN ERIC K						
GRANTEE: GANGUZZA SEBASTIAN						
2498/1012	9/08/2021	SW	Q	I	02	535,500
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: BATTEN ERIC K						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W13 BAS=[YR=2021] W15 S48 FGR=[YR=2021] S21 E19 FOP=[YR=2021] S1 E9 N11 W5 S3 W3 S7 W1 $ E1 N21 W20 $ E20 S14 E3 N3 E5 N49 W13 N10 $ S10 E13 N10$ PTR= E30 FUS=[YR=2021] E28 S20 W28 N20 $ W30 $.

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	504.00	SF	10.00	10.00	100	2021	2021	3	99	4,990	

LAND DESCRIPTION

TOTAL OB/XF 4,990

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 12/08/2021 BY RK Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS