

LOT 25
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

DESAY RICHARD M & RANDY ST LOUISE
96143 SYLVESTER DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0025-0000



BUILDING CHARACTERISTICS			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		3	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	0	0	100		
Units	0	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	1,392	100	2022	1,392	341,998
FGR	420	55	2022	231	56,754
FOP	32	30	2022	10	2,457
FOP	108	30	2022	32	7,862
FUS	463	100	2022	463	113,754
STR	68	10	2022	7	1,720
TOTALS	2,483			2,135	524,545

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,135	157.0685	248.17	529,843	2022	2022	0	0	0	1.00	99.00

1 SFR CUST - 100% - 2023

Heated Area: 1855

HX Base Yr 2023

The diagram illustrates a property layout with several building footprints and their dimensions. The lot is bounded by a vertical line on the left (49 units), a horizontal line on the top (16 units), a horizontal line on the right (56 units), and a horizontal line on the bottom (20 units). The buildings are labeled as follows:

- BAS 2022**: A large rectangular building on the left side of the lot, measuring 49 units in height and 20 units in width.
- FGR 2022**: A rectangular building at the bottom left, measuring 20 units in height and 20 units in width.
- FOP 2022**: A small rectangular building at the bottom right, measuring 4 units in height and 4 units in width.
- FOP 2022**: A small rectangular building at the top right, measuring 9 units in height and 12 units in width.
- FUS 2022**: A large rectangular building on the right side of the lot, measuring 16 units in height and 23 units in width.
- STR 2024**: A small rectangular building at the bottom right, measuring 17 units in height and 4 units in width.

The dimensions of the buildings are as follows:

- BAS 2022: 49 (left), 20 (bottom), 20 (right), 20 (top).
- FGR 2022: 20 (left), 20 (bottom), 16 (right), 20 (top).
- FOP 2022: 4 (left), 4 (bottom), 4 (right), 4 (top).
- FOP 2022: 9 (left), 12 (bottom), 12 (right), 9 (top).
- FUS 2022: 16 (left), 23 (bottom), 19 (right), 28 (top).
- STR 2024: 17 (left), 4 (bottom), 4 (right), 4 (top).

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024

MLU