LOT 28
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

ADAMS SCOTT V & PATRICIA S
96191 SYLVESTER DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**00-SB-30-047E-0028-0000**

## 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 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

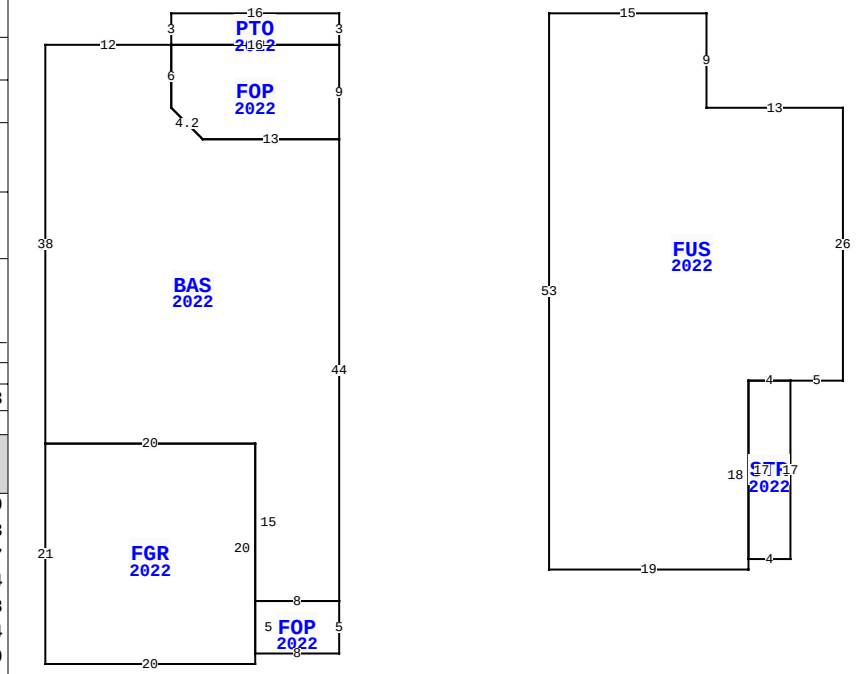
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3043.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,045 | 100 | 2022 | 1,045 | 247,920 |
| FGR | 420 | 55 | 2022 | 231 | 54,803 |
| FOP | 40 | 30 | 2022 | 12 | 2,847 |
| FOP | 140 | 30 | 2022 | 42 | 9,964 |
| FUS | 1,205 | 100 | 2022 | 1,205 | 285,878 |
| PTO | 48 | 5 | 2022 | 2 | 474 |
| STR | 68 | 10 | 2022 | 7 | 1,660 |
| TOTALS | 2,966 | | | 2,544 | 603,548 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,544 | 151.6685 | 239.64 | 609,644 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SFR CUST – 100% - 2023 Heated Area: 2250 HX Base Yr 2023




96191 SYLVESTER DR, FERNANDINA BEACH

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 603,548 |
| TOTAL MARKET OB/XF VALUE | | 3,425 |
| TOTAL LAND VALUE - MARKET | | 165,000 |
| TOTAL MARKET VALUE | | 771,973 |
| SOH/AGL Deduction | | 417,847 |
| ASSESSED VALUE | | 354,126 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 303,404 |
| TOTAL JUST VALUE | | 771,973 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 576,553 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21006014 | CO ISSUED | 0 | 03/21/2022 |
| 20213221 | NEW CONSTR | 0 | 05/01/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2549/1686 | 3/17/2022 | SW | Q | I | 01 | 623,500 |

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: ADAMS SCOTT VICTOR

### BUILDING NOTES

### BUILDING DIMENSIONS

PTO=[YR=2022] W16 S3 BAS=[YR=2022] W12 S38 FGR=[YR=2022] S21 E20 N1 FOP=[YR=2022] E8 N5 W8 S5$ N20 W20$ E20 S15 E8 N44 FOP=[YR=2022] N9 W16 S6 D3 R3 E13$ W13 U3 L3 N6$ E16 N3$ PTR=E20 FUS=[YR=2022] E15 S9 E13 S26 W5 STR=[YR=2022] S17 W4 N17 E4$ W4 S18 W19 N53$ 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 | 346.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 3,425 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,425

| 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 05/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS