LOT 32
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

REINHART DAVID WOODHAM & ROSS KRISTINE FRANCES L/E
96269 QUEEN PALM WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

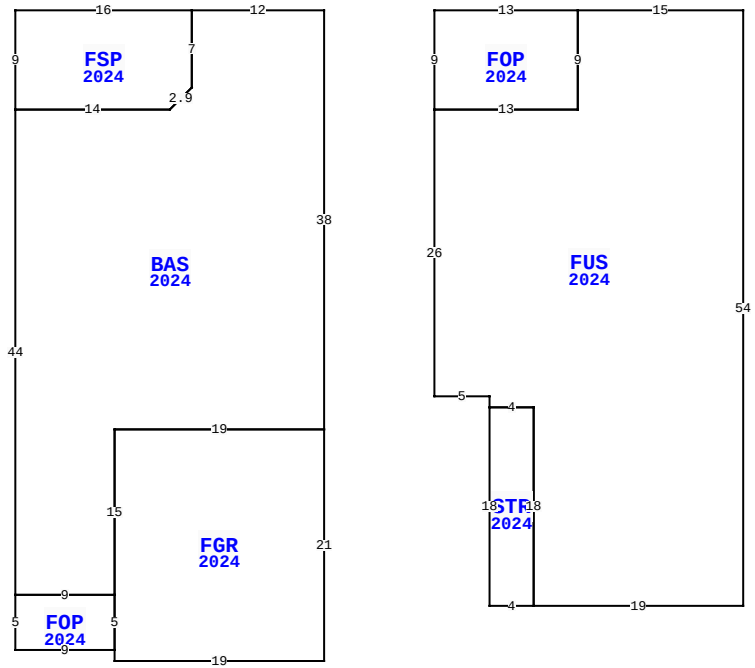
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Kitch	05	NEW N/A 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,057	100	2024	1,057	228,328
FGR	399	55	2024	219	47,307
FOP	45	30	2024	14	3,024
FOP	117	30	2024	35	7,561
FSP	142	40	2024	57	12,313
FUS	1,228	100	2024	1,228	265,266
STR	72	10	2024	7	1,512
TOTALS	3,060			2,617	565,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,617	137.4038	217.10	568,151	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2024 Heated Area: 2285 HX Base Yr 2024



96269 QUEEN PALM WAY, 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		565,310
TOTAL MARKET OB/XF VALUE		4,400
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		734,710
SOH/AGL Deduction		123,368
ASSESSED VALUE		611,342
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		560,620
TOTAL JUST VALUE		734,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000960	CO ISSUED	0	01/23/2023
22002887	NEW CONSTR	370,647	02/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/1066	4/02/2024	LE	U	I	11	100
GRANTOR: REINHART DAVID WOODHA						
GRANTEE: GARDINER MOLLY ROSS						
2615/0648	1/24/2023	SW	Q	I	01	718,200
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: REINHART DAVID W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W12 S7 D2L2 W14 S44 E9 N15 E19 N38 $
FSP=[YR=2024;ORIG=32,10] E16 S7 D2L2 W14 N9 $
FGR=[YR=2024;ORIG=41,48] E19 S21 W19 N1 N5 N15 $
FOP=[YR=2024;ORIG=32,63] E9 S5 W9 N5 $
FUS=[YR=2024;ORIG=70,19] E13 N9 E15 S54 W19 N18 W4 N1 W5 N26 $
FOP=[YR=2024;ORIG=70,10] E13 S9 W13 N9 $
STR=[YR=2024;ORIG=75,46] E4 S18 W4 N18 $
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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	440.00	SF	10.00	10.00	100	2024	2023		100	4,400	

LAND DESCRIPTION

TOTAL OB/XF 4,400

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 03/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS