

LOT 34
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

HOFFMAN TIMOTHY J & CONSTANCE ANN
96117 MAJESTIC PALM WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0034-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	07	CONC TILE 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 70			
Interior Ceiling	NEW	N/A 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
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	1,137	100	2024	1,137	252,951
FGR	380	55	2024	209	46,496
FOP	37	30	2024	11	2,447
FSP	108	40	2024	43	9,566
FUS	1,036	100	2024	1,036	230,481
STR	56	10	2024	6	1,335
TOTALS	2,754			2,442	543,277

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,442	141.5110	223.59	546,007	2023	2023	0	0	0.50	99.50
1 SFR CUST - 100% - 2024						Heated Area: 2173		HX Base Yr 2024			
12 16 9 12 9 39 47 17 3 18 20 FSP 2024 BAS 2024 FGR 2024 FOP 2024 14 5 14 39 5 4 14 19 4 FUS 2024 STR 2024											

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

MLU