LOT 35
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

WATSON WILLAM LYNN/CLARKSON JANICE JEAN
96081 LAZY OAK WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

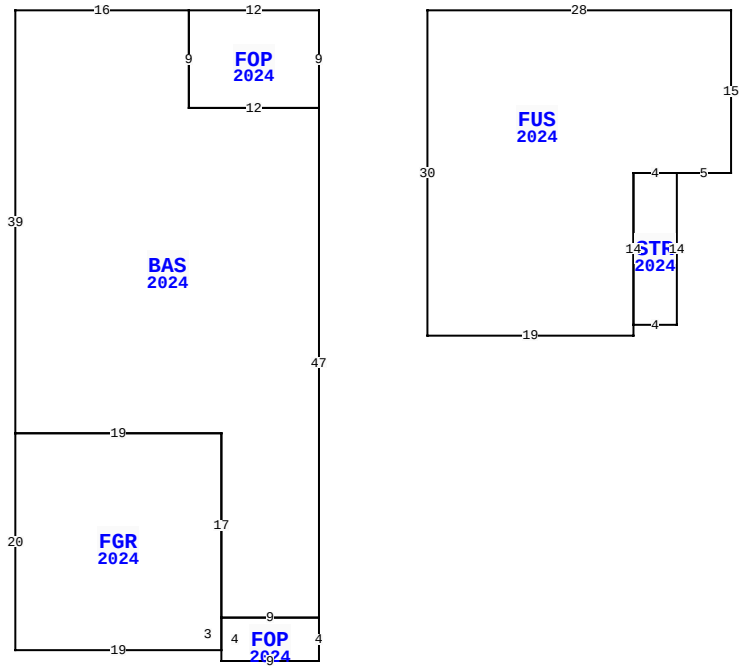
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	252,894
FGR	380	55	2024	209	46,486
FOP	36	30	2024	11	2,447
FOP	108	30	2024	32	7,117
FUS	705	100	2024	705	156,808
STR	56	10	2024	6	1,334
TOTALS	2,422			2,100	467,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,100	141.4780	223.54	469,434	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2024 Heated Area: 1842 HX Base Yr 2024



96081 LAZY OAK 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		467,087
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		635,587
SOH/AGL Deduction		365,411
ASSESSED VALUE		270,176
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,454
TOTAL JUST VALUE		635,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012206	CO		07/01/2023
22012206	NEW CONSTR	293,285	08/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1304	6/27/2023	SW	Q	I	01	657,600

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: WATSON WILLAM LYNN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E16 S9 E12 S47 W9 N17 W19 N39 $
FOP=[YR=2024;ORIG=29,66] E9 S4 W9 N4 $
FGR=[YR=2024;ORIG=29,49] W19 S20 E19 N3 N17 $
FOP=[YR=2024;ORIG=26,19] E12 N9 W12 S9 $
FUS=[YR=2024;ORIG=48,10] E28 S15 W5 W4 S14 S1 W19 N30 $
STR=[YR=2024;ORIG=67,25] E4 S14 W4 N14 $
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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	350.00	SF	10.00	10.00	100	2024	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	000100	C	RES	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 04/24/2023 BY TW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS