LOT 36
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

WHITEHOUSE DAVID R & CYNTHIA A
328 RIDGEBURY ROAD
RIDGEFIELD, CT 06877

2025

00-SB-30-047E-0036-0000

BUILDING CHARACTERISTICS

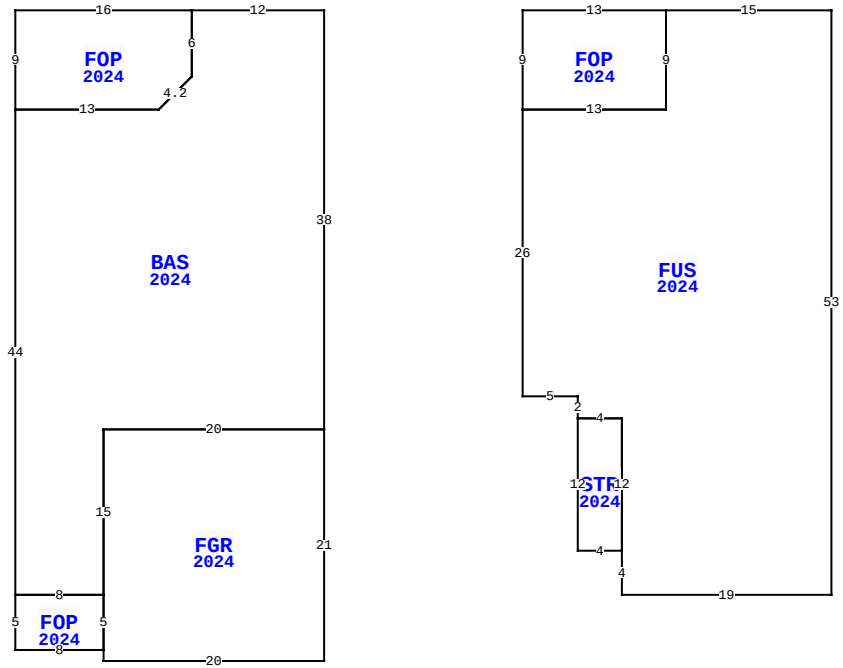
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,045	100	2024	1,045	232,337
FGR	420	55	2024	231	51,359
FOP	40	30	2024	12	2,668
FOP	117	30	2024	35	7,782
FOP	140	30	2024	42	9,338
FUS	1,213	100	2024	1,213	269,690
STR	48	10	2024	5	1,111
TOTALS	3,023			2,583	574,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,583	141.4272	223.45	577,171	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 0% - 2024 Heated Area: 2258 HX Base Yr



96073 LAZY OAK WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	574,285
TOTAL MARKET OB/XF VALUE	4,040
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	743,325
SOH/AGL Deduction	82,771
ASSESSED VALUE	660,554
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	660,554
TOTAL JUST VALUE	743,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008929	CO		07/27/2023
22008929	NEW CONSTR	364,864	06/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/523	6/30/2023	SW	Q	I	02	787,700

GRANTOR: ENCLAVE PHASE II PART

GRANTEE: WHITEHOUSE DAVID R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=77,10] W12 S6 D3L3 W13 S44 E8 N15 E20 N38 $
FOP=[YR=2024;ORIG=65,10] S6 D3L3 W13 N9 E16 $
FGR=[YR=2024;ORIG=77,48] W20 S15 S5 S1 E20 N21 $
FOP=[YR=2024;ORIG=49,63] E8 S5 W8 N5 $
FUS=[YR=2024;ORIG=108,10] S9 W13 S26 E5 S2 E4 S12 S4 E19 N53 W15 $
STR=[YR=2024;ORIG=100,47] E4 S12 W4 N12 $
FOP=[YR=2024;ORIG=108,10] W13 S9 E13 N9 $
.

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	0	0	0	404.00	SF	10.00	10.00	100	2024	2023		100	4,040	

LAND DESCRIPTION

TOTAL OB/XF 4,040

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 02/21/2024 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS