LOT 37
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

BISCH JEFFREY S/VU JOANNA A
8544 BOWER CIRCLE
SPRINGFIELD, VA 22152

2025

00-SB-30-047E-0037-0000

BUILDING CHARACTERISTICS

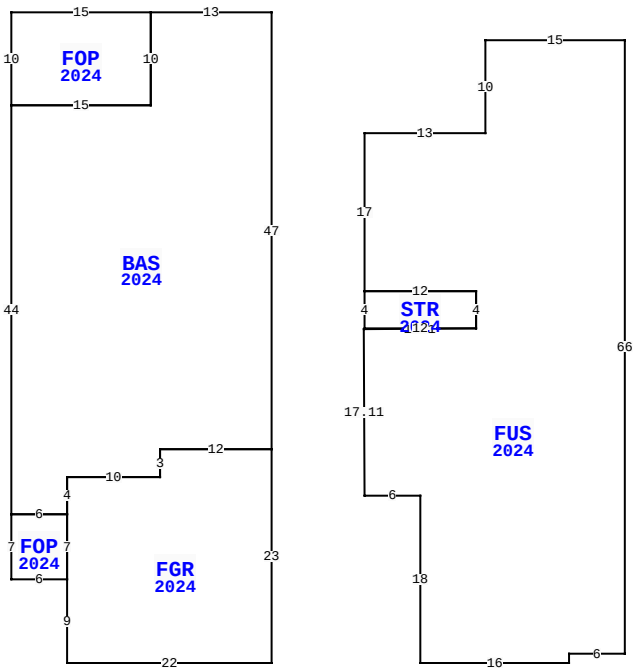
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	00	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	1,238	100	2024	1,238	263,779
FGR	476	55	2024	262	55,824
FOP	42	30	2024	13	2,770
FOP	150	30	2024	45	9,588
FUS	1,584	100	2024	1,584	337,502
STR	48	10	2024	5	1,066
TOTALS	3,538			3,147	670,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,147	135.5344	214.14	673,899	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 0% - 2024 Heated Area: 2822 HX Base Yr



96065 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	670,530
TOTAL MARKET OB/XF VALUE	3,770
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	839,300
SOH/AGL Deduction	99,504
ASSESSED VALUE	739,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	739,796
TOTAL JUST VALUE	839,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	672,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220011796	CO		07/19/2023
22011796	NEW CONSTR	447,239	08/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/439	7/21/2023	SW	Q	I	01	801,200

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: BISCH JEFFREY S

BUILDING NOTES

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	377.00	SF	10.00	10.00	100	2024	2023		100	3,770	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W13 S10 W15 S44 E6 N4 E10 N3 E12 N47 $
FOP=[YR=2024;ORIG=32,10] E15 S10 W15 N10 $
FGR=[YR=2024;ORIG=48,57] E12 S23 W22 N9 N7 N4 E10 N3 $
FOP=[YR=2024;ORIG=38,64] W6 S7 E6 N7 $
FUS=[YR=2024;ORIG=70,23] E13 N10 E15 S66 W6 S1 W16 N18 W6 U17.11L0.1 U0.1R12.1 N4 W12 N17 $
STR=[YR=2024;ORIG=70,40] E12 S4 W12 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,770

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 11/16/2023 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS