LOT 39
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

LARCHER GREGORY D & DEBRA K
405 HONEYWOOD CT
MILLERSVILLE, MD 21108

2025

00-SB-30-047E-0039-0000

BUILDING CHARACTERISTICS

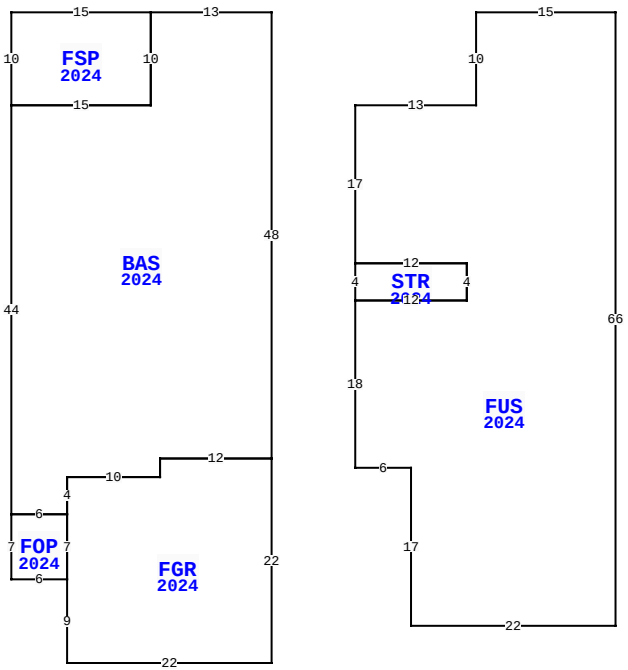
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	1,250	100	2024	1,250	264,048
FGR	464	55	2024	255	53,866
FOP	42	30	2024	13	2,746
FSP	150	40	2024	60	12,674
FUS	1,568	100	2024	1,568	331,222
STR	48	10	2024	5	1,057
TOTALS	3,522			3,151	665,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,151	134.3660	212.30	668,957	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 0% - 2024 Heated Area: 2818 HX Base Yr



96049 LAZY OAK WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	665,612
TOTAL MARKET OB/XF VALUE	14,340
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	844,952
SOH/AGL Deduction	97,608
ASSESSED VALUE	747,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	747,344
TOTAL JUST VALUE	844,952
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011801	CO		07/01/2023
22011801	NEW CONSTR	444,825	08/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1794	7/28/2023	SW	Q	I	02	829,200

GRANTOR: ENCLAVE PHASE II PART

GRANTEE: LARCHER GREGORY D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E15 N10 E13 S48 W12 S2 W10 S4 W6 N44 $
FSP=[YR=2024;ORIG=40,0] E15 S10 W15 N10 $
FGR=[YR=2024;ORIG=56,48] E12 S22 W22 N9 N7 N4 E10 N2 $
FOP=[YR=2024;ORIG=40,54] E6 S7 W6 N7 $
FUS=[YR=2024;ORIG=77,10] E13 N10 E15 S66 W22 N17 W6 N18 E12 N4 W12 N17 $
STR=[YR=2024;ORIG=77,27] E12 S4 W12 N4 $
.

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	414.00	SF	10.00	10.00	100	2024	2023		100	4,140	
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 14,340

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