LOT 40
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

GILMORE IRMA P
96041 LAZY OAK WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

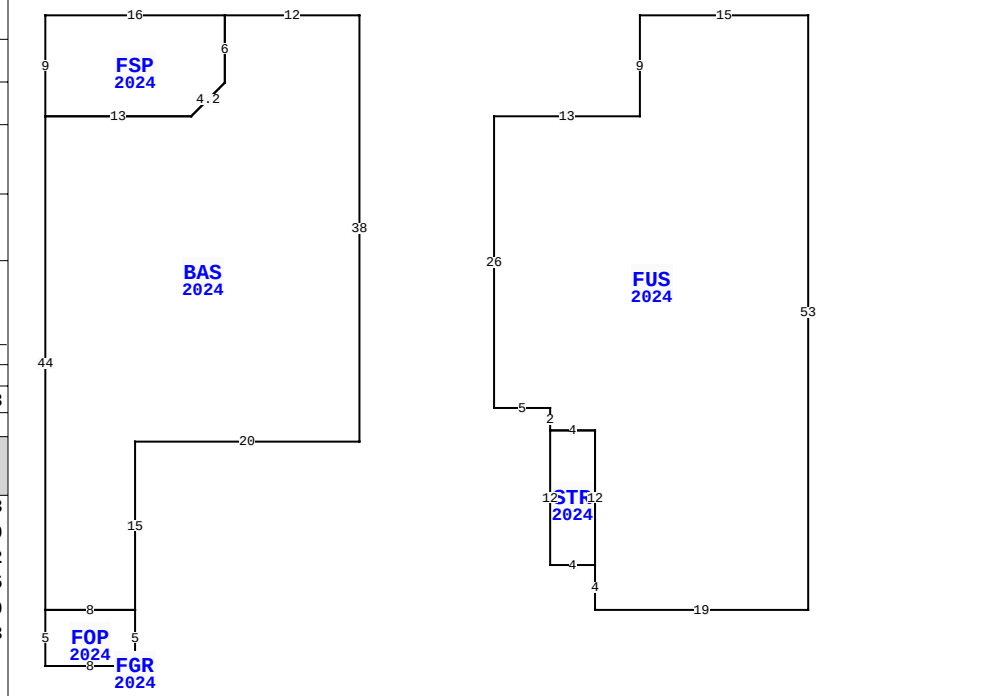
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Interior Kitch	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	259,673
FGR	0	55	2024	0	0
FOP	40	30	2024	12	2,982
FSP	140	40	2024	56	13,915
FUS	1,213	100	2024	1,213	301,420
STR	48	10	2024	5	1,243
TOTALS	2,486			2,331	579,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,331	158.0642	249.74	582,144	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2025 Heated Area: 2258 HX Base Yr 2025



96041 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		579,233
TOTAL MARKET OB/XF VALUE		3,440
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		747,673
SOH/AGL Deduction		0
ASSESSED VALUE		747,673
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		696,951
TOTAL JUST VALUE		747,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220012204	CO		10/20/2023
22012204	NEW CONSTR	361,238	08/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/478	11/16/2023	SW	Q	I	01	703,600

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: GILMORE IRMA P

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=70,10] E13 N9 E15 S53 W19 N4 N12 W4 N2 W5 N26 $
BAS=[YR=2024;ORIG=30,10] E13 U3R3 N6 E12 S38 W20 S15 W8 N44 $
FGR=[YR=2024;ORIG=58,39] W20 S15 D5L0 D0R0 E20 N21 $
FSP=[YR=2024;ORIG=30,1] E16 S6 D3L3 W13 N9 $
FOP=[YR=2024;ORIG=30,54] E8 S5 W8 N5 $
STR=[YR=2024;ORIG=75,38] E4 S12 W4 N12 $
.

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	344.00	SF	10.00	10.00	100	2024	2023		100	3,440	

LAND DESCRIPTION

TOTAL OB/XF 3,440

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 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