LOT 42
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

ZELINA FRANCIS J & BETH L
707 CULBERTSON DRIVE
LAKE CITY, PA 16423

2025

00-SB-30-047E-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

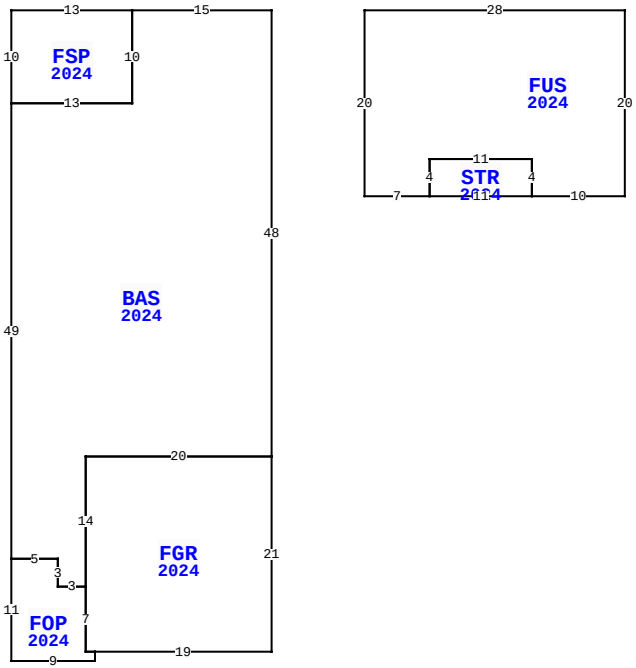
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	1,311	100	2024	1,311	296,017
FGR	420	55	2024	231	52,159
FOP	80	30	2024	24	5,419
FSP	130	40	2024	52	11,741
FUS	516	100	2024	516	116,511
STR	44	10	2024	4	903
TOTALS	2,501			2,138	482,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,138	143.6268	226.93	485,176	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 0% - 2024 Heated Area: 1827 HX Base Yr



96025 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	482,750
TOTAL MARKET OB/XF VALUE	7,602
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	655,352
SOH/AGL Deduction	66,467
ASSESSED VALUE	588,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	588,885
TOTAL JUST VALUE	655,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	535,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004794	CO		03/01/2023
22004794	NEW CONSTR	301,456	03/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/1135	2/07/2023	SW	Q	I	02	623,800

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: ZELINA FRANCIS J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W15 S10 W13 S49 E5 S3 E3 N14 E20 N48 $
FSP=[YR=2024;ORIG=32,10] E13 S10 W13 N10 $
FGR=[YR=2024;ORIG=40,58] E20 S21 W19 W1 N7 N14 $
FOP=[YR=2024;ORIG=32,69] E5 S3 E3 S7 E1 S1 W9 N11 $
FUS=[YR=2024;ORIG=70,10] E28 S20 W10 N4 W11 S4 W7 N20 $
STR=[YR=2024;ORIG=77,26] E11 S4 W11 N4 $
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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	0	0	0	478.00	SF	10.00	10.00	100	2024	2023		100	4,780	
2	0462	ST/AL FNC	0	0	0	0	288.00	SF	10.00	10.00	100	2024	2023		98	2,822	

LAND DESCRIPTION

TOTAL OB/XF 7,602

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