LOT 48
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

CARDENAS JAIME E & ANA ISABEL
96202 QUEEN PALM WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-047E-0048-0000

BUILDING CHARACTERISTICS

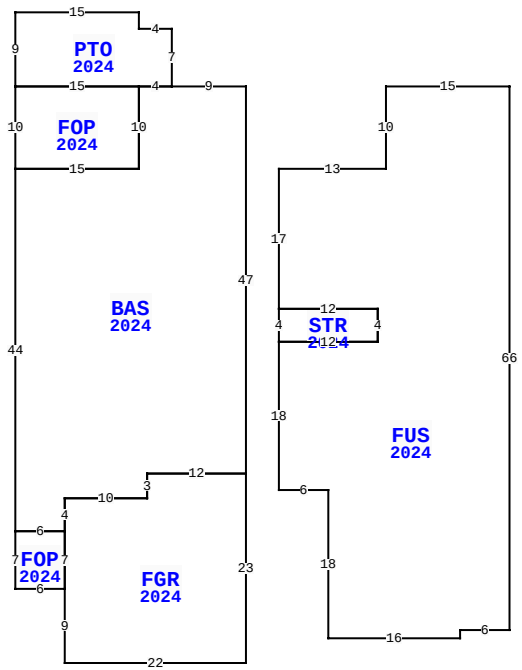
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Interior Kitch	05	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	288,798
FGR	476	55	2024	262	61,119
FOP	42	30	2024	13	3,033
FOP	150	30	2024	45	10,497
FUS	1,584	100	2024	1,584	369,512
PTO	163	5	2024	8	1,867
STR	48	10	2024	5	1,166
TOTALS	3,701			3,155	735,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,155	148.3868	234.45	739,690	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2024 Heated Area: 2822 HX Base Yr 2024



96202 QUEEN PALM 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		735,992
TOTAL MARKET OB/XF VALUE		4,380
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		905,372
SOH/AGL Deduction		162,100
ASSESSED VALUE		743,272
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		692,550
TOTAL JUST VALUE		905,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220011791	CO		09/01/2023
22011791	NEW CONSTR	447,239	08/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/964	8/29/2023	SW	Q	I	01	787,500

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: CARDENAS JAIME E &

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	100	0	0	438.00	SF	10.00	10.00	100	2024	2023		100	4,380	

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=-16,10] E13 N10 E15 S66 W6 S1 W16 N18 W6 N18 E12 N4 W12 N17 $
BAS=[YR=2024;ORIG=-20,0] W9 W4 S10 W15 S44 E6 N4 E10 N3 E12 N47 $
FGR=[YR=2024;ORIG=-42,50] E10 N3 E12 S23 W22 N9 N7 N4 $
PTO=[YR=2024;ORIG=-48,-9] E15 S2 E4 S7 W4 W15 N9 $
FOP=[YR=2024;ORIG=-48,0] E15 S10 W15 N10 $
STR=[YR=2024;ORIG=-16,27] E12 S4 W12 N4 $
FOP=[YR=2024;ORIG=-48,54] E6 S7 W6 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,380

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	000134	C	RES POND	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