LOT 49
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

CARDENAS CESAR & ESTELA
1410 SPYGLASS HILL DR
JOHNS CREEK, GA 30097

2025

00-SB-30-047E-0049-0000

BUILDING CHARACTERISTICS

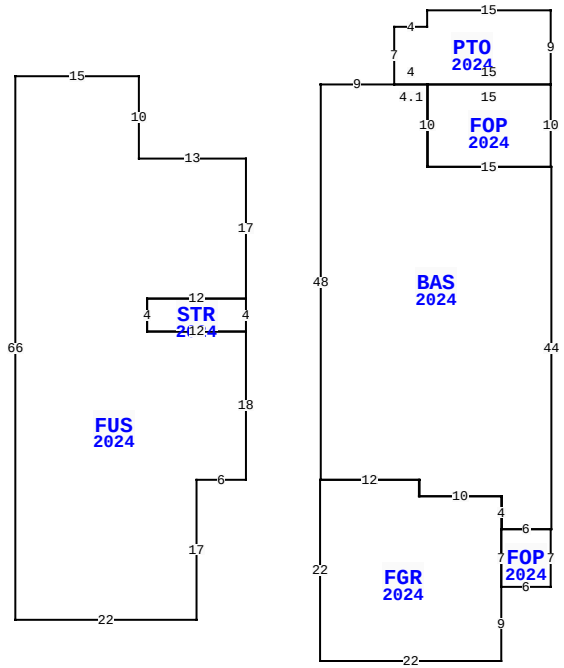
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	16	EPOXY STRP 100
Interior Ceil	00	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	1,249	100	2024	1,249	282,192
FGR	464	55	2024	255	57,613
FOP	42	30	2024	13	2,937
FOP	150	30	2024	45	10,167
FUS	1,568	100	2024	1,568	354,266
PTO	163	5	2024	8	1,808
STR	48	10	2024	5	1,129
TOTALS	3,684			3,143	710,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,143	143.7132	227.07	713,681	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 0% - 2024 Heated Area: 2817 HX Base Yr



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

96210 QUEEN PALM WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	710,113
TOTAL MARKET OB/XF VALUE	4,410
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	879,523
SOH/AGL Deduction	106,330
ASSESSED VALUE	773,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	773,193
TOTAL JUST VALUE	879,523
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	702,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220011788	CO		08/29/2023
22011788	NEW CONSTR	444,825	08/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2665/333	8/25/2023	SW	Q	I	01	801,800

GRANTOR: ENCLAVE PHASE II PART

GRANTEE: CARDENAS CESAR & ES

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=60,24] W13 N10 W15 S66 E22 N17 E6 N18 W12 N4 E12 N17 $
BAS=[YR=2024;ORIG=69,15] E9 E4.1 S10 E15 S44 W6 N4 W10 N2 W12 N48 $
FGR=[YR=2024;ORIG=91,65] W10 N2 W12 S22 E22 N9 N7 N4 $
PTO=[YR=2024;ORIG=97,6] W15 S2 W4 S7 E4 E15 N9 $
FOP=[YR=2024;ORIG=97,15] W15 S10 E15 N10 $
STR=[YR=2024;ORIG=48,41] S4 E12 N4 W12 $
FOP=[YR=2024;ORIG=97,69] W6 S7 E6 N7 $
.

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	441.00	SF	10.00	10.00	100	2024	2023		100	4,410	

LAND DESCRIPTION

TOTAL OB/XF 4,410

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	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