LOT 50
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

BURNS DIANE L
1242 OLDE TOWNE ROAD
ALEXANDRIA, VA 22307

2025

00-SB-30-047E-0050-0000

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 100
Interior Kitch	00	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	

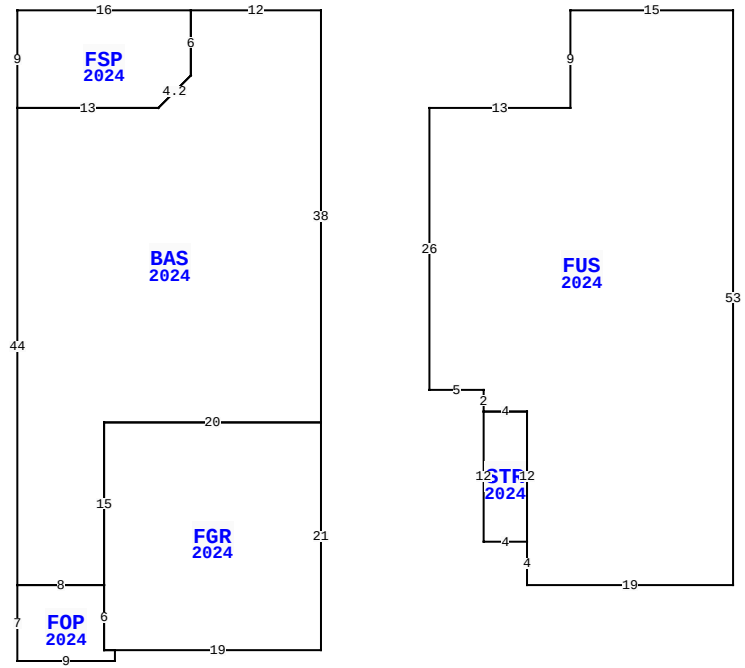
SELECT NEW

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,045	100	2024	1,045	232,337
FGR	420	55	2024	231	51,359
FOP	57	30	2024	17	3,780
FSP	140	40	2024	56	12,450
FUS	1,213	100	2024	1,213	269,690
STR	48	10	2024	5	1,111
TOTALS	2,923			2,567	570,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,567	141.4272	223.45	573,596	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 0% - 2024 Heated Area: 2258 HX Base Yr



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

96218 QUEEN PALM WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	570,728
TOTAL MARKET OB/XF VALUE	4,110
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	739,838
SOH/AGL Deduction	82,146
ASSESSED VALUE	657,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	657,692
TOTAL JUST VALUE	739,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	597,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220011260	CO		09/01/2023
22011260	NEW CONSTR	361,631	07/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/938	9/08/2023	SW	Q	I	01	744,300

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: BURNS DIANE L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,0] W12 S6 D3L3 W13 S44 E8 N15 E20 N38 $
FSP=[YR=2024;ORIG=22,0] E16 S6 D3L3 W13 N9 $
FGR=[YR=2024;ORIG=30,38] E20 S21 W19 W1 N6 N15 $
FOP=[YR=2024;ORIG=22,53] E8 S6 E1 S1 W9 N7 $
FUS=[YR=2024;ORIG=60,9] E13 N9 E15 S53 W19 N4 N12 W4 N2 W5 N26 $
STR=[YR=2024;ORIG=65,37] 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	0	0	0	411.00	SF	10.00	10.00	100	2024	2023		100	4,110	

LAND DESCRIPTION

TOTAL OB/XF 4,110

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