LOT 1
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

GUSTAFSON MARTIN K L/E/
96089 MIMOSA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

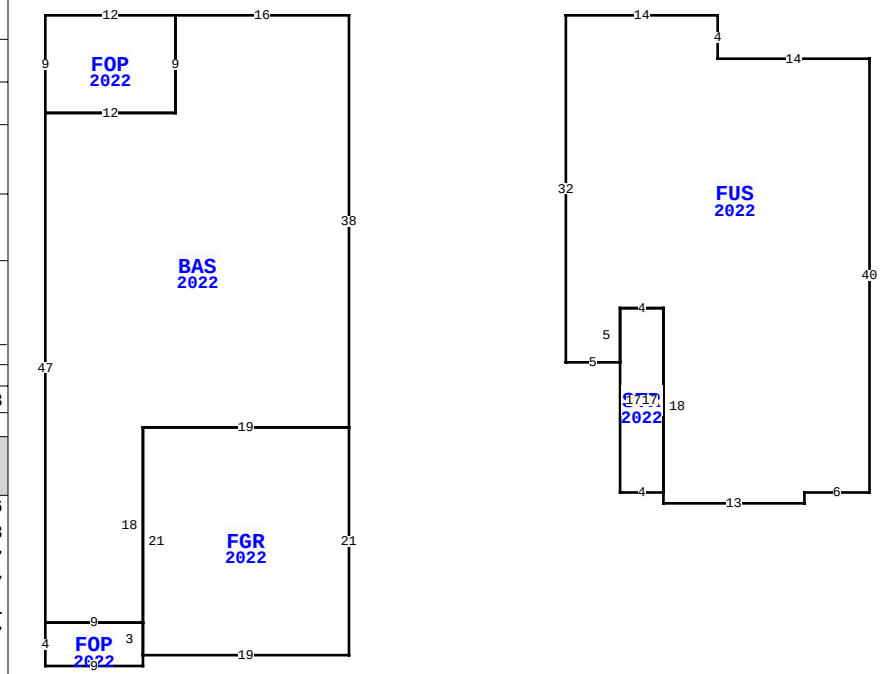
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100	2022	1,118	285,306
FGR	399	55	2022	219	55,888
FOP	36	30	2022	11	2,807
FOP	108	30	2022	32	8,167
FUS	1,061	100	2022	1,061	270,761
STR	68	10	2022	7	1,787
TOTALS	2,790			2,448	624,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,448	156.0728	259.08	634,228	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 100% - 2024 Heated Area: 2179 HX Base Yr 2024



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

96089 MIMOSA DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		624,715
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		789,715
SOH/AGL Deduction		185,223
ASSESSED VALUE		604,492
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		553,081
TOTAL JUST VALUE		789,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		765,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008035	CO ISSUED	0	09/12/2022
20218035	NEW CONSTR	309,686	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2853/1174	3/12/2026	LE	U	I	11	100
GRANTOR: GUSTAFSON MARTIN K L/						
GRANTEE: COMSTOCK DONNA LOUI						
2682/157	11/30/2023	SW	U	I	11	100
GRANTOR: GUSTAFSON LISA MARIE						
GRANTEE: GUSTAFSON MARTIN K						

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

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W16 S9 W12 S47 E9 N18 E19 N38 $
FUS=[YR=2022;ORIG=20,0] E14 S4 E14 S40 W6 S1 W13 N18 W4 S5 W5 N32 $
FGR=[YR=2022;ORIG=-19,59] E19 N21 W19 S21 $
FOP=[YR=2022;ORIG=-16,0] W12 S9 E12 N9 $
STR=[YR=2022;ORIG=29,44] W4 N17 E4 S17 $
FOP=[YR=2022;ORIG=-28,56] S4 E9 N1 N3 W9 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS