LOT 3
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

ALCINI AMY ELIZABETH ET AL/ZACK MICHAEL GERARD
96073 MIMOSA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0003-0000

BUILDING CHARACTERISTICS

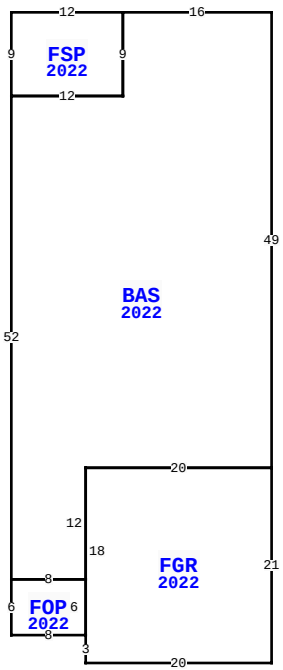
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,360	100	2022	1,360	361,237
FGR	420	55	2022	231	61,357
FOP	48	30	2022	14	3,718
FSP	108	40	2022	43	11,421
TOTALS	1,936			1,648	437,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,648	162.4432	269.66	444,400	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 100% - 2024 Heated Area: 1360 HX Base Yr 2024



96073 MIMOSA DR, 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		437,734
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		602,734
SOH/AGL Deduction		92,769
ASSESSED VALUE		509,965
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		458,554
TOTAL JUST VALUE		602,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		586,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008924	CO ISSUED	0	06/10/2022
20215481	NEW CONSTR	0	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1843	5/31/2023	WD	U	I	30	580,000
GRANTOR: ALCINI BRAD WILLIAM						
GRANTEE: ALCINI AMY ELIZABET						
2573/1791	6/09/2022	SW	Q	I	01	470,800
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: ALCINI BRAD WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] W12 S9 E12 N9$ S9 W12 S52
FOP=[YR=2022] S6 E8 FGR=[YR=2022] S3 E20 N21 W20 S18$ N6 W8$
E8 N12 E20 N49$.

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

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