

LOT 4
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

BETTER SEAN ANDREW & POLLY
96065 MIMOSA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0004-0000



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 Floor	12	HARDWOOD 70
Interior Floor	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	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
BAS	1,118	100
FGR	399	55
FOP	36	30
FOP	108	30
FUS	1,048	100
STR	68	10
TOTALS	2,777	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,435	156.0728	259.08	630,860	2022	2022	0	0	1.50	98.50
1 SFR CUST 100% - 2023											
Heated Area: 2166											
HX Base Yr 2023											
Floor plan diagram showing four areas: FOP 2022 (top left), BAS 2022 (center), FGR 2022 (bottom right), and STR 2022 (bottom center). Dimensions are provided for each area and the overall lot.											