LOT 5
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

PETRONE JOSEPH & JANNEY
96057 MIMOSA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0005-0000

BUILDING CHARACTERISTICS

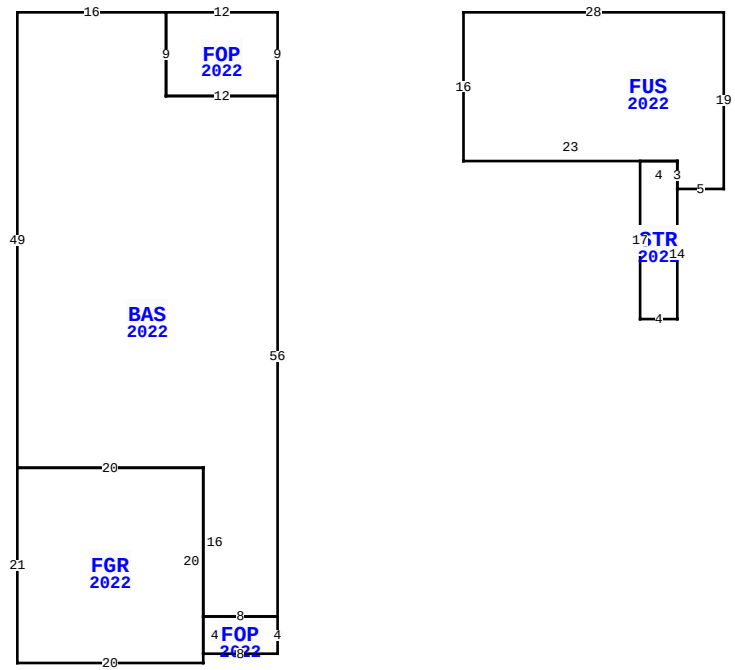
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,392	100	2022	1,392	355,229
FGR	420	55	2022	231	58,949
FOP	32	30	2022	10	2,552
FOP	108	30	2022	32	8,167
FUS	463	100	2022	463	118,155
STR	68	10	2022	7	1,787
TOTALS	2,483			2,135	544,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,135	156.0728	259.08	553,136	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 0% - 2025 Heated Area: 1855 HX Base Yr



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

96057 MIMOSA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	544,839
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	709,839
SOH/AGL Deduction	0
ASSESSED VALUE	709,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	709,839
TOTAL JUST VALUE	709,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	689,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011491	CO ISSUED	0	07/27/2022
20214532	NEW CONSTR	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2718/1944	6/12/2024	WD	Q	I	01	825,000
GRANTOR: GAMBRELL EDWARD JR &						
GRANTEE: PETRONE JOSEPH & JA						
2565/1025	5/11/2022	SW	Q	I	02	548,200
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: GAMBRELL EDWARD C J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W12 BAS=[YR=2022] W16 S49 FGR=[YR=2022] S21 E20 N1 FOP=[YR=2022] E8 N4 W8 S4$ N20 W20$ E20 S16 E8 N56 W12 N9$ S9 E12 N9$ PTR=E20 FUS=[YR=2022] E28 S19 W5 STR=[YR=2022] S14 W4 N17 E4 S3$ N3 W23 N16$ W20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 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