LOT 7
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

HOPKINS NATALIE
96041 MIMOSA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0007-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

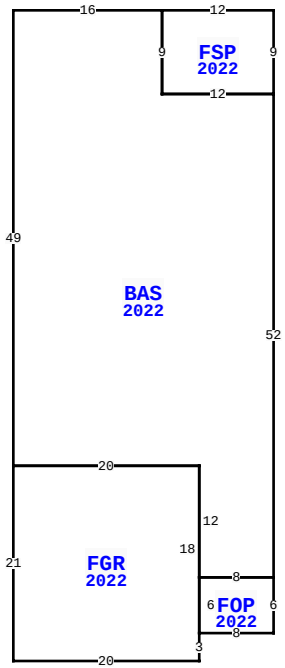
NEIGHBORHOOD/LOC 3043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	2022	1,360	351,430
FGR	420	55	2022	231	59,692
FOP	48	30	2022	14	3,618
FSP	108	40	2022	43	11,112
TOTALS	1,936			1,648	425,851

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	158.0388	262.34	432,336	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 100% - 2023 Heated Area: 1360 HX Base Yr 2023



96041 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		425,851
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		590,851
SOH/AGL Deduction		165,107
ASSESSED VALUE		425,744
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		374,333
TOTAL JUST VALUE		590,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250008566	ADD RES BD	13,214	08/01/2025
22005530	CO ISSUED	0	04/08/2022
20215118	NEW CONSTR	0	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0835	4/08/2022	SW	Q	I	02	469,800

GRANTOR: ENCLAVE PHASE II PART

GRANTEE: HOPKINS NATALIE

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W12 BAS=[YR=2022] W16 S49 FGR=[YR=2022] S21 E20 N3 FOP=[YR=2022] E8 N6 W8 S6$ N18 W20$ E20 S12 E8 N52 W12 N9$ S9 E12 N9$.

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