LOT 8
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

SMALL LEWIS L & JEAN M L/E/
96033 MIMOSA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

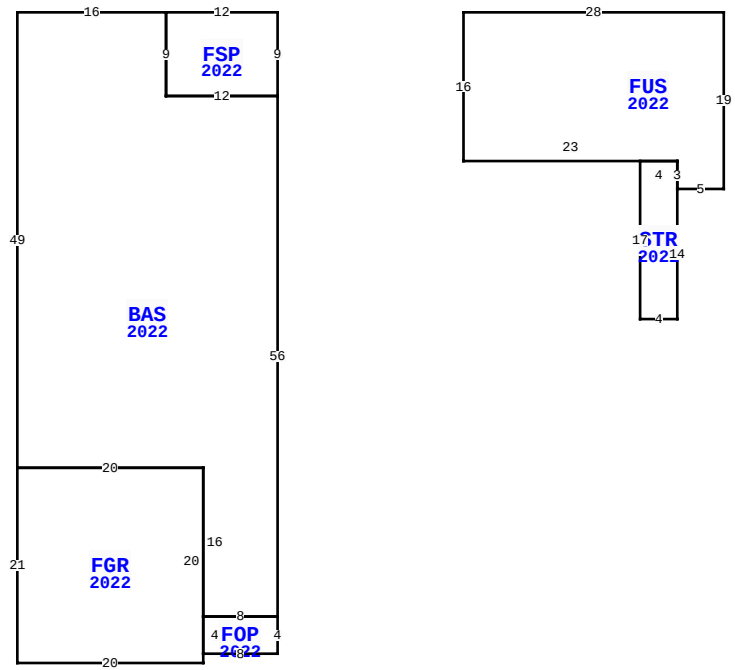
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	337,666
FGR	420	55	2022	231	56,035
FOP	32	30	2022	10	2,426
FSP	108	40	2022	43	10,431
FUS	463	100	2022	463	112,313
STR	68	10	2022	7	1,698
TOTALS	2,483			2,146	520,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,146	148.3563	246.27	528,495	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 100% - 2023 Heated Area: 1855 HX Base Yr 2023



96033 MIMOSA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		520,568
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		685,568
SOH/AGL Deduction		196,137
ASSESSED VALUE		489,431
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		438,020
TOTAL JUST VALUE		685,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		666,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004700	CO ISSUED	0	03/28/2022
20214389	NEW CONSTR	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2765/1943	2/05/2025	LE	U	I	11	100
GRANTOR: SMALL LEWIS L & JEAN						
GRANTEE: SMALL MICHAEL L						
2550/1081	3/25/2022	SW	Q	I	02	523,300
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: SMALL LEWIS L & JEA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[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	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