LOT 24
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

CHAMBERS WILLIAMS III & DONNA
96135 SYLVESTER DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

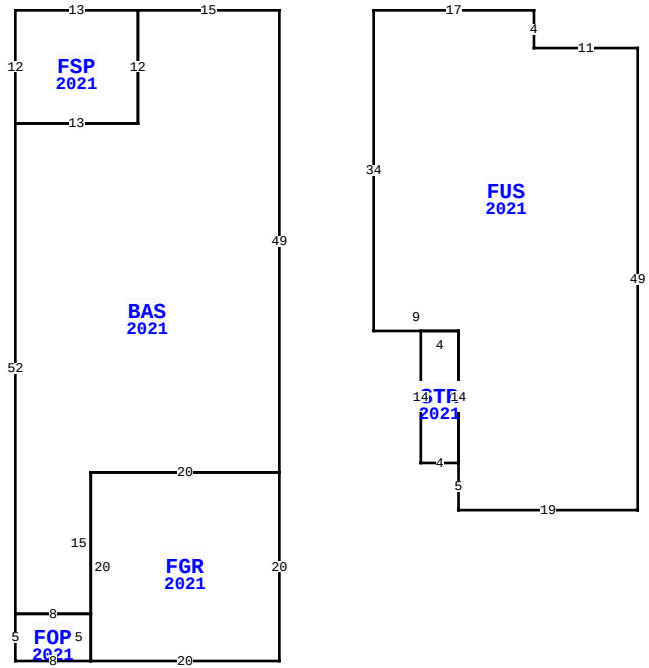
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,336	100	2021	1,336	309,278
FGR	400	55	2021	220	50,929
FOP	40	30	2021	12	2,778
FSP	156	40	2021	62	14,353
FUS	1,269	100	2021	1,269	293,768
STR	56	10	2021	6	1,389
TOTALS	3,257			2,905	672,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,905	142.3010	236.22	686,219	2021	2021	0	0	0	2.00	98.00

1 SFR CUST 100% - 2025 Heated Area: 2605 HX Base Yr



96135 SYLVESTER 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		672,495
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		837,495
SOH/AGL Deduction		3,280
ASSESSED VALUE		834,215
TOTAL EXEMPTION VALUE	13	834,215
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		837,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		812,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211562	NEW CONSTR	0	03/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/1796	12/15/2021	SW	Q	I	02	594,400

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: CHAMBERS WILLIAM II

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FSP=[YR=2021] W13 S12 E13 N12$ S12 W13 S52
FOP=[YR=2021] S5 E8 FGR=[YR=2021] E20 N20 W20 S20$ N5 W8$ E8
N15 E20 N49$ PTR=E10 FUS=[YR=2021] E17 S4 E11 S49 W19 N5
STR=[YR=2021] W4 N14 E4 S14$ N14 W9 N34$ W10$.

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	000134	C	RES POND	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