LOT 25
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

DESAY RICHARD M & RANDY ST LOUISE
96143 SYLVESTER DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0025-0000

BUILDING CHARACTERISTICS

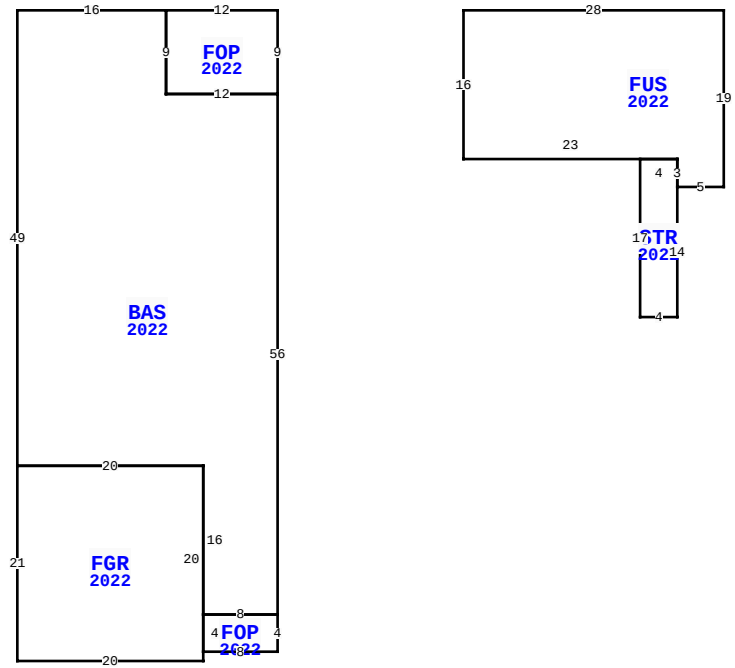
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	357,492
FGR	420	55	2022	231	59,326
FOP	32	30	2022	10	2,568
FOP	108	30	2022	32	8,218
FUS	463	100	2022	463	118,907
STR	68	10	2022	7	1,798
TOTALS	2,483			2,135	548,309

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	157.0685	260.73	556,659	2022	2022	0	0	0	1.50	98.50

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



96143 SYLVESTER 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		548,309
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		713,309
SOH/AGL Deduction		142,700
ASSESSED VALUE		570,609
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		519,198
TOTAL JUST VALUE		713,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		693,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2103223	CO ISSUED	0	02/01/2022
2103223	NEW CONSTR	0	04/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/0535	4/18/2022	WD	Q	I	01	729,000
GRANTOR: CHIRINOS WILLIAM J &						
GRANTEE: DESAY RICHARD MCCOA						
2541/0820	2/18/2022	SW	Q	I	01	566,200
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: CHIRINOS WILLIAM 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

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	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