LOT 27
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

WARD MICHAEL P & BETH
96183 SYLVESTER DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0027-0000

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

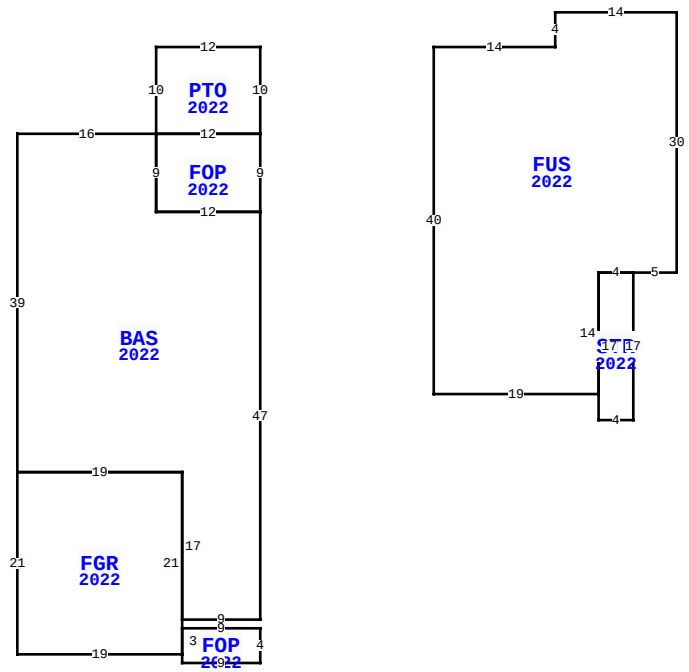
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,137	100	2022	1,137	282,416
FGR	399	55	2022	219	54,397
FOP	36	30	2022	11	2,732
FOP	108	30	2022	32	7,948
FUS	1,050	100	2022	1,050	260,807
PTO	120	5	2022	6	1,490
STR	68	10	2022	7	1,739
TOTALS	2,918			2,462	611,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,462	151.9123	252.17	620,843	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 100% - 2026 Heated Area: 2187 HX Base Yr 2026



96183 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		611,530
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		776,530
SOH/AGL Deduction		0
ASSESSED VALUE		776,530
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		725,119
TOTAL JUST VALUE		776,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		753,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006521	CO ISSUED	0	09/13/2022
20214559	NEW CONSTR	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2814/471	9/03/2025	WD	Q	I	02	800,000
GRANTOR: ADAMS WILLAM R III &						
GRANTEE: WARD MICHAEL P & BE						
2589/1060	9/06/2022	SW	Q	I	01	621,300
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: ADAMS WILLAM R III						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W12 S10 BAS=[YR=2022] W16 S39 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S1 E9 N4 W9 S3$ N21 W19$ E19 S17 E9 N47 FOP=[YR=2022] N9 W12 S9 E12$ W12 N9$ E12 N10$ PTR=E20 FUS=[YR=2022] E14 N4 E14 S30 W5 STR=[YR=2022] S17 W4 N17 E4$ W4 S14 W19 N40$ 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