LOT 28
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

RENWICK DEBORAH L TRUST/RENWICK DEBORAH L TRUSTEE
3030 GRAND BAY BLVD
LONGBOAT KEY, FL 34228

2026

00-SB-30-047E-0028-0000

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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

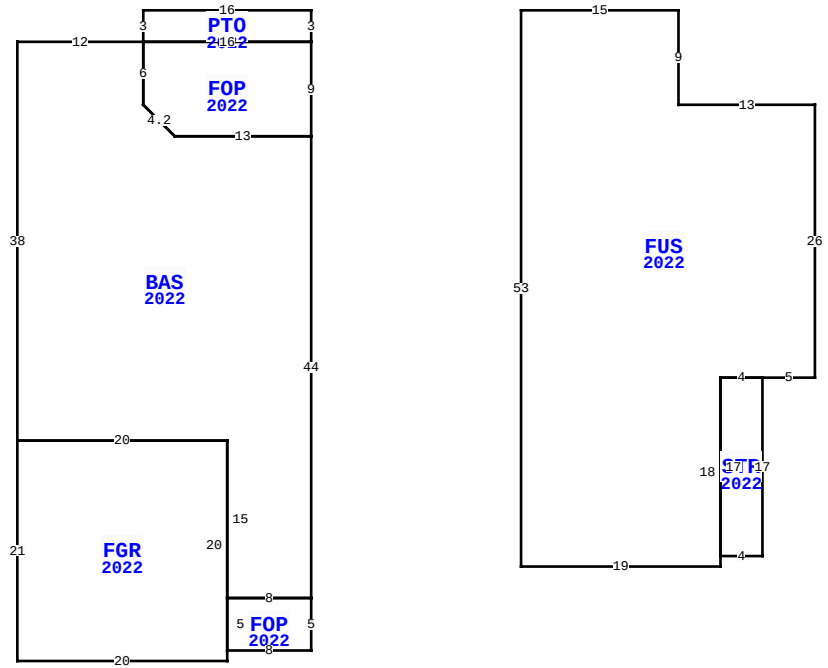
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,045	100	2022	1,045	259,154
FGR	420	55	2022	231	57,287
FOP	40	30	2022	12	2,976
FOP	140	30	2022	42	10,415
FUS	1,205	100	2022	1,205	298,832
PTO	48	5	2022	2	496
STR	68	10	2022	7	1,736
TOTALS	2,966			2,544	630,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,544	151.6685	251.77	640,503	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 0% - 2026 Heated Area: 2250 HX Base Yr



96191 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	630,895
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	795,895
SOH/AGL Deduction	0
ASSESSED VALUE	795,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	795,895
TOTAL JUST VALUE	795,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	771,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006014	CO ISSUED	0	03/21/2022
20213221	NEW CONSTR	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2841/0774	1/15/2026	WD	Q	I	01	865,000
GRANTOR: ADAMS SCOTT VICTOR &						
GRANTEE: RENWICK DEBORAH L T						
2549/1686	3/17/2022	SW	Q	I	01	623,500
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: ADAMS SCOTT VICTOR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W16 S3 BAS=[YR=2022] W12 S38 FGR=[YR=2022] S21 E20 N1 FOP=[YR=2022] E8 N5 W8 S5$ N20 W20$ E20 S15 E8 N44 FOP=[YR=2022] N9 W16 S6 D3 R3 E13$ W13 U3 L3 N6$ E16 N3$ PTR=E20 FUS=[YR=2022] E15 S9 E13 S26 W5 STR=[YR=2022] S17 W4 N17 E4$ W4 S18 W19 N53$ 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	0		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