LOT 31
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

FERGUSON TIMOTHY C & WENDY M
604 COALTOWN CT
UNION, KY 41091

2026

00-SB-30-047E-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

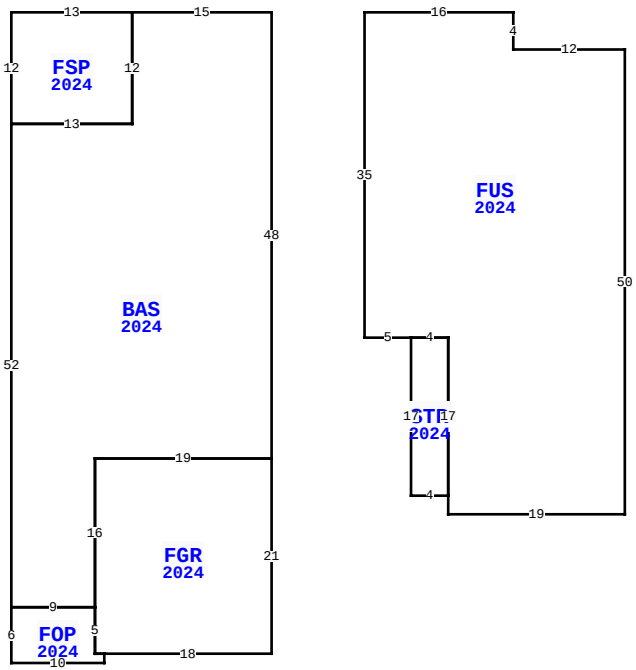
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,332	100	2024	1,332	283,015
FGR	399	55	2024	219	46,532
FOP	55	30	2024	16	3,400
FSP	156	40	2024	62	13,173
FUS	1,293	100	2024	1,293	274,729
STR	68	10	2024	7	1,487
TOTALS	3,303			2,929	622,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,929	129.2885	214.62	628,622	2023	2023	0	0	0	1.00	99.00

1 SFR CUST 0% - 2024 Heated Area: 2625 HX Base Yr



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

96277 QUEEN PALM WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	622,336
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	787,336
SOH/AGL Deduction	41,373
ASSESSED VALUE	745,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	745,963
TOTAL JUST VALUE	787,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	764,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000345	CO ISSUED	0	01/10/2023
22003913	NEW CONSTR	420,961	03/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0678	1/24/2023	SW	Q	I	02	768,700

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: FERGUSON TIMOTHY C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W15 S12 W13 S52 E9 N16 E19 N48 $
FUS=[YR=2024;ORIG=70,10] E16 S4 E12 S50 W19 N2 N17 W4 W5 N35 $
FGR=[YR=2024;ORIG=41,58] E19 S21 W18 W1 N5 N16 $
FSP=[YR=2024;ORIG=32,10] E13 S12 W13 N12 $
STR=[YR=2024;ORIG=75,45] E4 S17 W4 N17 $
FOP=[YR=2024;ORIG=32,74] E9 S5 E1 S1 W10 N6 $
.

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	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 03/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS