LOT 34
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

HOFFMAN TIMOTHY J & CONSTANCE ANN
96117 MAJESTIC PALM WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0034-0000

BUILDING CHARACTERISTICS

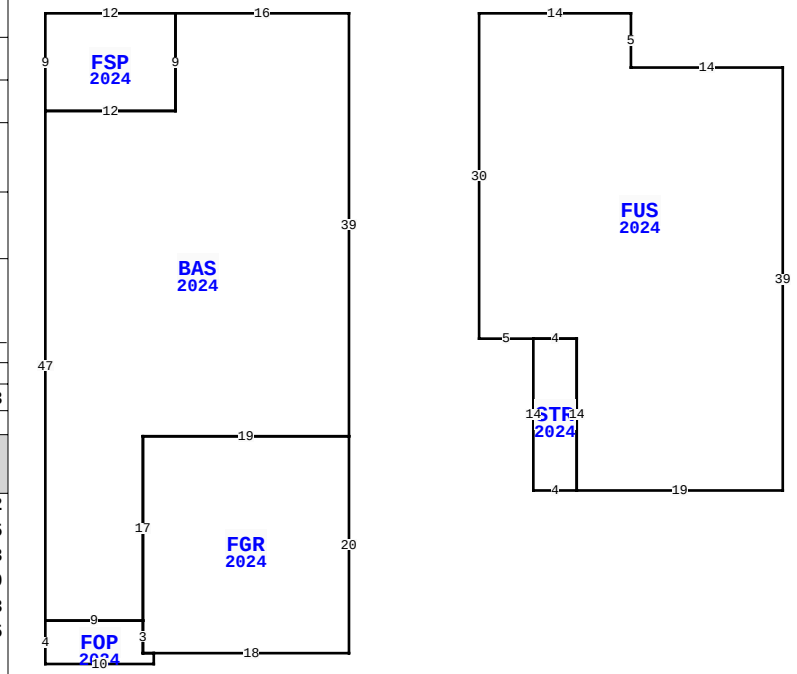
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Kitch	05	CUSTOM NEW N/A 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	1,137	100	2024	1,137	264,422
FGR	380	55	2024	209	48,605
FOP	37	30	2024	11	2,558
FSP	108	40	2024	43	10,000
FUS	1,036	100	2024	1,036	240,933
STR	56	10	2024	6	1,395
TOTALS	2,754			2,442	567,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,442	141.5110	234.91	573,650	2023	2023	0	0	0	1.00	99.00

1 SFR CUST 100% - 2024 Heated Area: 2173 HX Base Yr 2024



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

96117 MAJESTIC PALM WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		567,914
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		732,914
SOH/AGL Deduction		116,888
ASSESSED VALUE		616,026
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		564,615
TOTAL JUST VALUE		732,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001276	CO ISSUED	0	01/30/2023
22003840	NEW CONSTR	350,608	03/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/0776	2/01/2023	SW	Q	I	01	701,300

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: HOFFMAN TIMOTHY JAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E12 N9 E16 S39 W19 S17 W9 N47 $
FSP=[YR=2024;ORIG=42,1] S9 W12 N9 E12 $
FGR=[YR=2024;ORIG=39,40] E19 S20 W18 W1 N3 N17 $
FOP=[YR=2024;ORIG=30,57] E9 S3 E1 S1 W10 N4 $
FUS=[YR=2024;ORIG=70,1] E14 S5 E14 S39 W19 N14 W4 W5 N30 $
STR=[YR=2024;ORIG=75,31] E4 S14 W4 N14 $
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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	000100	C	RES	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 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