

LOT 35
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

WATSON WILLAM LYNN/CLARKSON JANICE JEAN
96081 LAZY OAK WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0035-0000



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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
BAS	1,137	100
FGR	380	55
FOP	36	30
FOP	108	30
FUS	705	100
STR	56	10
TOTALS	2,422	2,100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,100	141.4780	234.85	493,185	2023	2023	0	0	0	1.00 99.00

1 SFR CUST 100% - 2024

Heated Area: 1842

HX Base Yr 2024

16

12

9

12

9

39

47

19

17

3

4

10

3

4

BAS
2024

FGR
2024

FOP
2024

FOP
2024

28

15

4

5

14

14

4

19

FUS
2024

STR
2024

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/15/2024

MLU