LOT 46
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

FENDER ROBERT RUSSELL III & CAROL DENISE
96186 QUEEN PALM WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

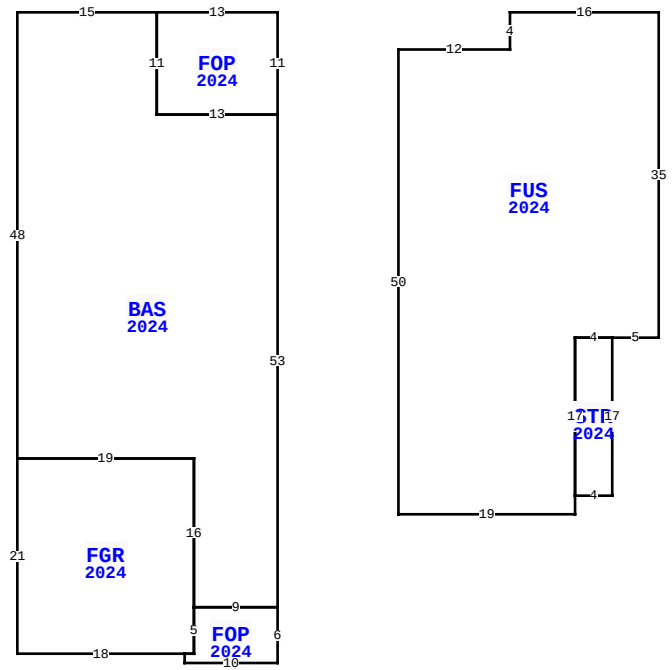
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	05	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,345	100	2024	1,345	306,097
FGR	399	55	2024	219	49,841
FOP	55	30	2024	16	3,641
FOP	143	30	2024	43	9,786
FUS	1,293	100	2024	1,293	294,263
STR	68	10	2024	7	1,593
TOTALS	3,303			2,923	665,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,923	138.4808	229.88	671,939	2023	2023	0	0	0	1.00	99.00

1 SFR CUST 100% - 2026 Heated Area: 2638 HX Base Yr 2026



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

96186 QUEEN PALM WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		665,220
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		830,220
SOH/AGL Deduction		0
ASSESSED VALUE		830,220
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		778,809
TOTAL JUST VALUE		830,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		805,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004872	CO		04/14/2023
22007556	NEW CONSTR	416,095	05/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/211	4/12/2023	SW	Q	I	01	763,500

GRANTOR: ENCLAVE PHASE II PART

GRANTEE: FENDER ROBERT RUSSE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,13] W13 N11 W15 S48 E19 S16 E9 N53 $
FOP=[YR=2024;ORIG=50,2] W13 S11 E13 N11 $
FGR=[YR=2024;ORIG=41,50] W19 S21 E18 E1 N5 N16 $
FOP=[YR=2024;ORIG=41,66] E9 S6 W10 N1 E1 N5 $
FUS=[YR=2024;ORIG=63,6] E12 N4 E16 S35 W5 W4 S17 S2 W19 N50 $
STR=[YR=2024;ORIG=82,37] E4 S17 W4 N17 $
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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	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 11/16/2023 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS