LOT 47
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

PARRA-ALMANZA JORGE ENRIQUE/BERNAL-MALDONADO DIANA
4330 BARNSLEY GARDENS WAY
CUMMING, GA 30040

2026

00-SB-30-047E-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

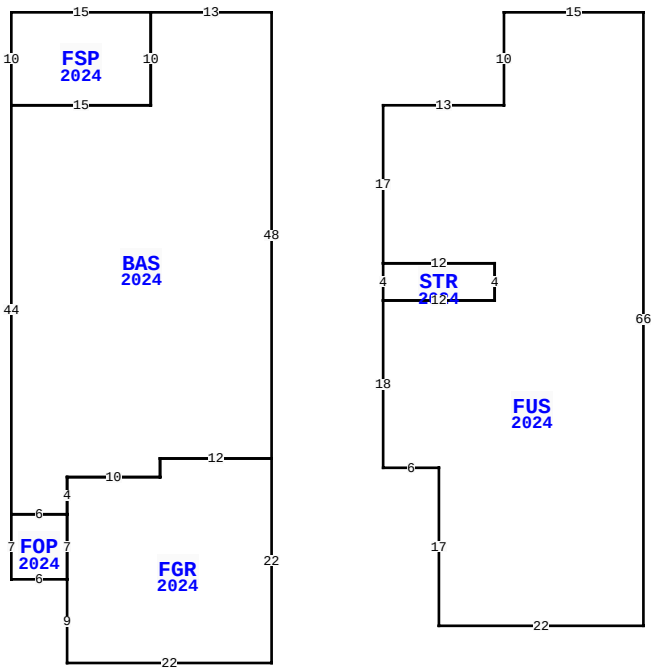
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	05	CUSTOM NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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	1,250	100	2024	1,250	278,426
FGR	464	55	2024	255	56,798
FOP	42	30	2024	13	2,896
FSP	150	40	2024	60	13,364
FUS	1,568	100	2024	1,568	349,256
STR	48	10	2024	5	1,114
TOTALS	3,522			3,151	701,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,151	135.5344	224.99	708,943	2023	2023	0	0	0	1.00	99.00

1 SFR CUST 0% - 2024 Heated Area: 2818 HX Base Yr



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

96194 QUEEN PALM WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	701,854
TOTAL MARKET OB/XF VALUE	10,200
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	877,054
SOH/AGL Deduction	49,424
ASSESSED VALUE	827,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	827,630
TOTAL JUST VALUE	877,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	850,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220013410	CO		09/15/2023
22013410	NEW CONSTR	444,825	08/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2668/1365	9/18/2023	SW	Q	I	01	893,200

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: PARRA-ALMANZA JORGE

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=62,20] E13 N10 E15 S66 W22 N17 W6 N18 E12 N4 W12 N17 $
BAS=[YR=2024;ORIG=50,10] W13 S10 W15 S44 E6 N4 E10 N2 E12 N48 $
FGR=[YR=2024;ORIG=28,60] E10 N2 E12 S22 W22 N9 N7 N4 $
FSP=[YR=2024;ORIG=22,10] E15 S10 W15 N10 $
STR=[YR=2024;ORIG=62,37] E12 S4 W12 N4 $
FOP=[YR=2024;ORIG=22,64] E6 S7 W6 N7 $
.

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
2	0409	ELEVATOR R	1	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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 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