

LOT 51
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

HILD DAVID WALTER & JANET LYNN
96226 QUEEN PALM WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0051-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	07	CONC TILE 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 70			
Interior Floor	14	CARPET 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,314	100	2024	1,314	310,151
FGR	420	55	2024	231	54,524
FOP	77	30	2024	23	5,429
FSP	130	40	2024	52	12,274
FUS	662	100	2024	662	156,256
STR	48	10	2024	5	1,180
TOTALS	2,651			2,287	539,814

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,287	143.6268	238.42	545,267	2023	2023	0	0	0	99.00
1 SFR CUST		100% - 2024		Heated Area: 1976				HX Base Yr 2024			
13 15 10 10 13 48 49 20 15 5 4 3 11 6 19 9 FSP 2024 BAS 2024 FOP 2024 FGR 2024 15 10 13 17 7 4 12 4 9 31 FUS 2024 STR 2024											
BLD DATE						LGL DATE		04/15/2024			
XF DATE						LAND DATE		MLU			