LOT 52
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

MOFFITT ELIZABETH A TRUST/MOFFITT ELIZABETH A CO-T
96234 QUEEN PALM WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

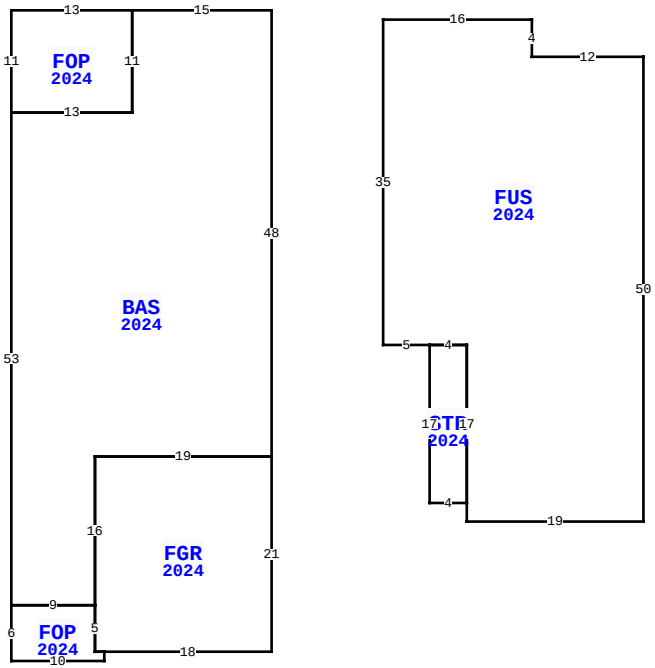
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Kitch	07	NEW N/A 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,345	100	2024	1,345	297,388
FGR	399	55	2024	219	48,422
FOP	55	30	2024	16	3,537
FOP	143	30	2024	43	9,508
FUS	1,293	100	2024	1,293	285,891
STR	68	10	2024	7	1,547
TOTALS	3,303			2,923	646,295

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	134.5413	223.34	652,823	2023	2023	0	0	0	1.00	99.00

1 SFR CUST 100% - 2024 Heated Area: 2638 HX Base Yr 2024



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

96234 QUEEN PALM WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		646,295
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		811,295
SOH/AGL Deduction		141,544
ASSESSED VALUE		669,751
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		618,340
TOTAL JUST VALUE		811,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		787,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220011790	CO		06/23/2023
22011790	NEW CONSTR	416,095	08/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/1902	11/03/2023	TD	U	I	11	100
GRANTOR: MOFFITT DOUGLAS DAVID						
GRANTEE: MOFFITT ELIZABETH A						
2650/883	6/16/2023	SW	Q	I	02	776,400
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: MOFFITT DOUGLAS DAV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E13 N11 E15 S48 W19 S16 W9 N53 $
FOP=[YR=2024;ORIG=30,-1] E13 S11 W13 N11 $
FGR=[YR=2024;ORIG=39,47] E19 S21 W18 W1 N5 N16 $
FOP=[YR=2024;ORIG=30,63] E9 S5 E1 S1 W10 N6 $
FUS=[YR=2024;ORIG=70,0] E16 S4 E12 S50 W19 N2 N17 W4 W5 N35 $
STR=[YR=2024;ORIG=75,35] E4 S17 W4 N17 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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