

LOT 53
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

WOLFENDEN HAROLD T JR & SHEREE
96242 QUEEN PALM WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0053-0000



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 Floor	13	LVT/LAMNT 70			
Interior Floor	14	CARPET 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	1,137	100	2024	1,137	270,703
FGR	380	55	2024	209	49,759
FOP	37	30	2024	11	2,619
FSP	108	40	2024	43	10,238
FUS	1,036	100	2024	1,036	246,657
STR	56	10	2024	6	1,429
TOTALS	2,754			2,442	581,404

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,442	144.8714	240.49	587,277	2023	2023	0	0	1.00	99.00
1 SFR CUST 100% - 2024											
Heated Area: 2173						HX Base Yr 2024					
12 16 9 12 9 39 47 19 17 3 18 4 FSP 2024 BAS 2024 FGR 2024 FOP 2024 14 5 14 39 5 4 14 14 4 19 FUS 2024 STR 2024											
BLD DATE				LGL DATE				04/15/2024			
XF DATE				LAND DATE				MLU			