

LOT 1
IN OR 2498/1707
OCEANSIDE #1 PB 5/321

VINES RONALD C REVOCABLE TRUST/VINES RONALD CASELL
4993 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1520-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

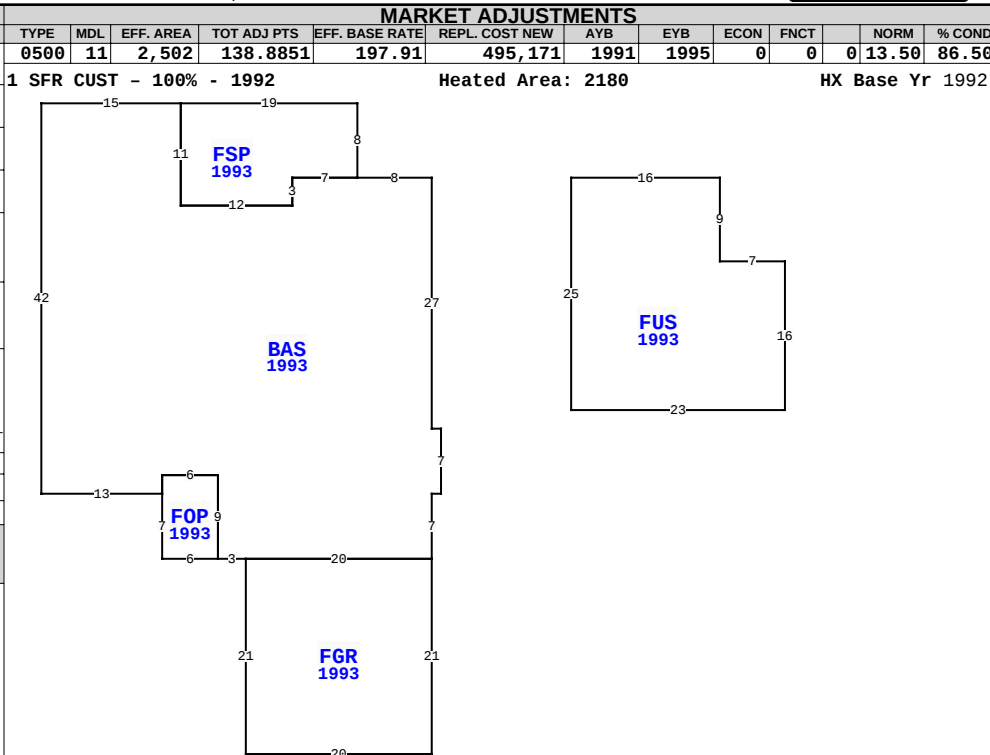
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100	1,668	285,549
FGR	420	55	231	39,545
FOP	54	30	16	2,739
FSP	188	40	75	12,839
FUS	512	100	512	87,650

TOTALS	2,842		2,502	428,323
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	0	0	1,059.00	SF	10.00	10.00	
3	1242	WD DECK A	0	100	0	0	141.00	SF	10.00	10.00	
5	0855	CONC PAVER	0	100	0	0	378.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



4993 SUMMER BEACH BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
14,799											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE 428,323											
TOTAL MARKET OB/XF VALUE 14,799											
TOTAL LAND VALUE - MARKET 250,000											
TOTAL MARKET VALUE 693,122											
SOH/AGL Deduction 379,222											
ASSESSED VALUE 313,900											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 263,900											
TOTAL JUST VALUE 693,122											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 574,393											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318603	H/AC	0	08/01/2013
03912	H/AC	3,900	08/20/1991
4410	NEW CONSTR	3,900	07/23/1991
7575	NEW CONSTR	3,600	07/23/1991
7382	NEW CONSTR	88,500	07/10/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2498/1707	8/03/2021	WD	U	I	11	100	
GRANTOR: VINES RONALD C SR							
GRANTEE: VINES RONALD C REVO							
0645/1119	1/07/1992	WD	Q	I		245,500	
GRANTOR: PARC GROUP COMM							
GRANTEE: VINES RONALD SR & W							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W8 FSP=[YR=1993] N8 W19 S11 E12 N3 E7\$ W7 S3 W12 N11 W15 S42 E13 FOP=[YR=1993] S7 E6 N9 W6 S2 \$ N2 E6 S9 E3 FGR=[YR=1993] S21 E20 N21 W20\$ E20 N7E1 N7 W1 N27\$ PTR=E15 FUS=[YR=1993] E16 S9 E7 S16 W23 N25\$ W15\$.											