LOT 4
IN OR 1966/621
OCEANSIDE #1 PB 5/321

AMELIA HEIR HEART TRUST/PIERCE JAMES LAWRENCE TRUS
4977 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1520-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

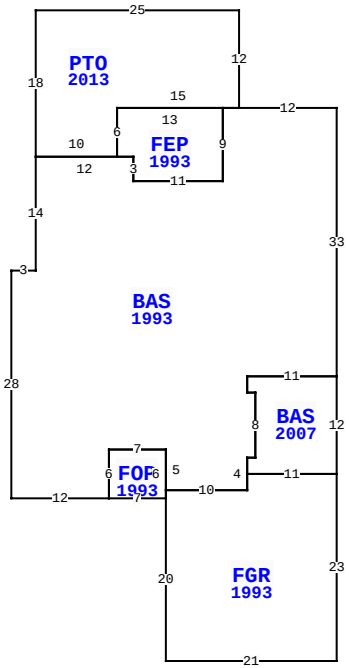
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,480	100	1,480	272,736
BAS	124	100	124	22,851
FEP	111	80	89	16,401
FGR	463	55	255	46,992
FOP	42	30	13	2,395
PTO	360	5	18	3,317
TOTALS	2,580		1,979	364,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,979	146.9530	209.41	414,422	1991	1998	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2006 Heated Area: 1604 HX Base Yr 2006



4977 SUMMER BEACH BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		364,691
TOTAL MARKET OB/XF VALUE		3,983
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		618,674
SOH/AGL Deduction		257,981
ASSESSED VALUE		360,693
TOTAL EXEMPTION VALUE	WR HX HB	55,000
BASE TAXABLE VALUE		305,693
TOTAL JUST VALUE		618,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18393	SCRN RM	25,000	10/31/2006
7507	TEMP POLE	0	07/23/1991
03858	H/AC	2,500	07/16/1991
7553	NEW CONSTR	2,545	07/15/1991
4369	NEW CONSTR	3,100	06/24/1991
7305	NEW CONSTR	68,855	06/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1966/0621	3/06/2015	QC	U	I	11	100
GRANTOR: PIERCE JAMES L & CATH						
GRANTEE: AMELIA HEIR HEART T						
0977/0882	3/23/2001	WD	Q	I		300,000
GRANTOR: HOGAN ROBERT & JOYCE						
GRANTEE: PIERCE JAMES L & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=2013] N12 W25 S18 E10 FEP=[YR=1993] E2 S3 E11 N9 W13 S6$ N6 E15$ W2 S9 W11 N3 W12 S14 W3 S28 E12 FOP=[YR=1993] E7 FGR=[YR=1993] S20 E21 N23 BAS=[YR=2007] N12 W11 S2 E1 S8 W1 S2 E11$ W11 S2 W10 S1$ N6 W7 S6$ N6 E7 S5 E10 N4 E1 N8 W1 N2 E11 N33$.

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
1	0812	CONCRETE C	0	100	0	0	1,093.00	SF	4.00	4.00	100	1991	1991	3	64	2,798	
2	0855	CONC PAVER	0	100	0	0	186.00	SF	7.00	7.00	100	2009	2009	3	91	1,185	

LAND DESCRIPTION

TOTAL OB/XF 3,983

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/02/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS