

LOT 8
IN OR 978/1679
OCEANSIDE #1 PB 5/321

JUMP WILLIAM G & MARILYN
4959 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1520-0008-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,665	100	1,665	293,360
BAS	168	100	168	29,600
FGR	445	55	245	43,167
FOP	57	30	17	2,995

TOTALS	2,335		2,095	369,122
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	906.00	SF	7.00	

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

REVIEW DATE 05/02/2018 BY DJX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	2,095	142.9428	203.69	426,731	1991	1995	0	0	0 13.50	86.50	
1 SFR CUST - 100% - 2005 Heated Area: 1833 HX Base Yr 2005												

TOTAL OB/XF 8,545												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991
2	0855	CONC PAVER	0 100	0	0	906.00	SF	7.00	7.00	100	2014	2014

TOTAL OB/XF 8,545												
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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991
2	0855	CONC PAVER	0 100	0	0	906.00	SF	7.00	7.00	100	2014	2014

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	369,122		
TOTAL MARKET OB/XF VALUE	8,545		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	627,667		
SOH/AGL Deduction	260,301		
ASSESSED VALUE	367,366		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	317,366		
TOTAL JUST VALUE	627,667		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	519,520		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03880	H/AC	2,900	07/31/1991
7569	NEW CONSTR	2,800	07/23/1991
4368	NEW CONSTR	0	06/24/1991
7304	NEW CONSTR	76,100	06/12/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0978/1679	4/03/2001	WD	Q	I		328,000
GRANTOR: FRICK HELMUT & HELEN						
GRANTEE: JUMP WILLIAM G & MA						
0730/1742	6/05/1995	WD	Q	I		203,000
GRANTOR: HILLEBRANTS HENRY & B						
GRANTEE: FRICK HELMUT & HELE						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1993] W18 N2 W17 S16 W1 S7 E1 S25 E12 FOP=[YR=1993] S2 E9 FGR=[YR=1993] S19 E21 N21 W17 U2 L2 L2 D2 S2\$ N2 R2 U2 L3 U3 W6 S5W2\$ E2 N5 E6 D5 R5 E17 N6 E1 N7 W1 BAS=[YR=2012] N18 W7 S2 W2 S3 W3 S6 E3 S3 E2 S4 E7\$W7 N4 W2 N3 W3 N6 E3 N3 E2 N17\$.						

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