LOT 10
OCEANSIDE #1 PB 5/321

MONAGHAN MALVERN DUMAH JR & JEANINE M
4966 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1520-0010-0000

BUILDING CHARACTERISTICS

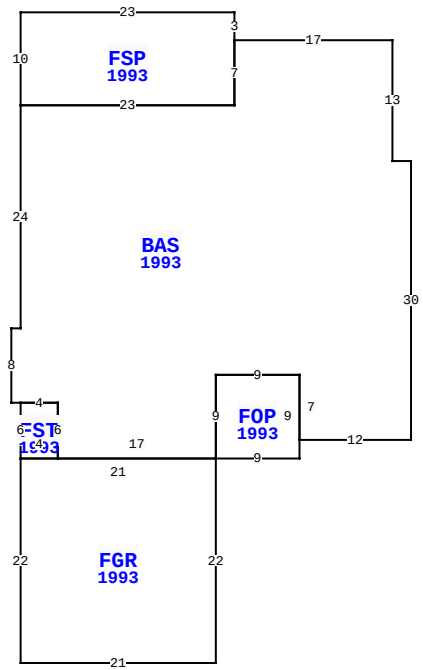
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,582	100	1,582	277,476
FGR	462	55	254	44,551
FOP	81	30	24	4,209
FSP	230	40	92	16,137
FST	24	55	13	2,280
TOTALS	2,379		1,965	344,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,965	142.2960	202.77	398,443	1991	1995	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2023 Heated Area: 1582 HX Base Yr 2023



4966 SUMMER BEACH BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		344,653
TOTAL MARKET OB/XF VALUE		9,356
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		604,009
SOH/AGL Deduction		0
ASSESSED VALUE		604,009
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		554,009
TOTAL JUST VALUE		604,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230002229	ENCLOSE BACK PORC	67,000	02/21/2023
7276	NEW CONSTR	79,200	06/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2463/1552	5/21/2021	WD	Q	I	01	625,000
GRANTOR: FUNDORA RAMON A & LOR						
GRANTEE: MONAGHAN MALVERN DU						
1867/1816	7/15/2013	WD	Q	I	02	385,000
GRANTOR: HARD CARL WARREN						
GRANTEE: FUNDORA RAMON A & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=1993] N3 W23 S10 E23 N7$S7 W23 S24 W1 S8 E1 FST=[YR=1993] S6 FGR=[YR=1993] S22 E21 N22 FOP=[YR=1993] E9 N9 W9 S9$ W21$ E4 N6 W4$ E4 S6 E17 N9 E9S7 E12 N30 W2 N13$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0855	CONC PAVER	0	100	0	0	1,028.00	SF	7.00	7.00	100	2014	2014	3	95	6,836	

LAND DESCRIPTION

TOTAL OB/XF 9,356

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