LOT 11
OCEANSIDE #1 PB 5/321

FATORA JEFFREY A REV TRUST/SHYLOSKI JO-ANN M REV T
4972 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1520-0011-0000

BUILDING CHARACTERISTICS

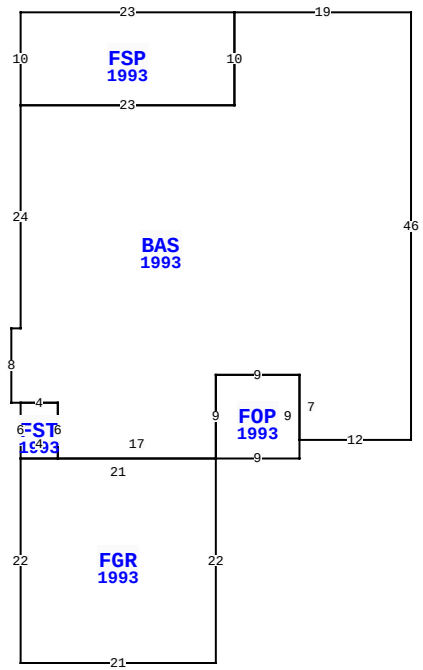
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,665	100	1,665	324,412
FGR	462	55	254	49,490
FOP	81	30	24	4,676
FSP	230	40	92	17,925
FST	24	55	13	2,533
TOTALS	2,462		2,048	399,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,048	152.7742	217.70	445,850	1991	2001	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2022 Heated Area: 1665 HX Base Yr 2022



4972 SUMMER BEACH BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		399,036
TOTAL MARKET OB/XF VALUE		6,250
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		655,286
SOH/AGL Deduction		95,566
ASSESSED VALUE		559,720
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		504,720
TOTAL JUST VALUE		655,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7380	NEW CONSTR	80,000	07/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2488/0723	8/02/2021	WD	Q	I	02	715,000
GRANTOR: GOTTEL FAMILY TRUST						
GRANTEE: FATORA JEFFREY A RE						
2227/1875	9/25/2018	WD	U	I	11	100
GRANTOR: GOTTEL VERNON H & SHE						
GRANTEE: GOTTEL FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=1993] W23 S10 E23 N10$ S10 W23 S24 W1S8E1 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 N46$.

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	0811	CONCRETE B	0	100	0	0	933.00	SF	5.20	5.20	100	1991	1991	3	64	3,105	
2	0855	CONC PAVER	0	100	71	3	213.00	SF	7.00	7.00	100	2011	2011	3	93	1,387	
3	0855	CONC PAVER	0	100	0	0	243.00	SF	7.00	7.00	100	2011	2011	3	93	1,582	
4	0855	CONC PAVER	0	100	3	9	27.00	SF	7.00	7.00	100	2011	2011	3	93	176	

LAND DESCRIPTION

TOTAL OB/XF 6,250

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 04/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS