LOT 12
IN OR 2144/114
OCEANSIDE #1 PB 5/321

RITTMAN BRENDA L REV TRUST/RITTMAN BRENDA L TRUSTE
4976 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1520-0012-0000

BUILDING CHARACTERISTICS

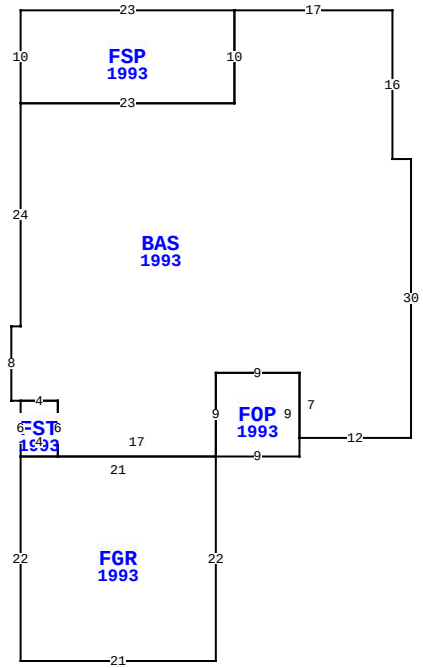
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,633	100	1,633	324,204
FGR	462	55	254	50,427
FOP	81	30	24	4,765
FSP	230	40	92	18,265
FST	24	55	13	2,581
TOTALS	2,430		2,016	400,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,016	150.6162	214.63	432,694	1991	2007	0	0	0	7.50	92.50

1 SFR CUST – 0% - 0 Heated Area: 1633 HX Base Yr



4976 SUMMER BEACH BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	400,242
TOTAL MARKET OB/XF VALUE	17,814
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	668,056
SOH/AGL Deduction	169,715
ASSESSED VALUE	498,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	498,341
TOTAL JUST VALUE	668,056
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7303	NEW CONSTR	80,000	06/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/0114	8/31/2017	WD	Q	I	01	550,000
GRANTOR: CHRISTIANSEN ROBERT G						
GRANTEE: REV TRST AGREEMENT						
1997/0781	8/13/2015	WD	Q	I	01	420,000
GRANTOR: GRANTHAM MARGARET R L						
GRANTEE: CHRISTIANSEN ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=1993] W23 S10 E23 N10$ S10 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 E9 S7 E12 N30 W2 N16$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0855	CONC PAVER	0	0	0	0	1,143.00	SF	10.00	10.00	100	2014	2014	3	95	10,859	
3	0855	CONC PAVER	0	0	0	0	204.00	SF	10.00	10.00	100	2014	2014	3	95	1,938	
4	0858	SCULP CONC	0	0	0	0	194.00	SF	13.00	13.00	100	2014	2014	3	99	2,497	

LAND DESCRIPTION

TOTAL OB/XF 17,814

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS