LOT 1
OCEANSIDE @ SUMMER BEACH 2
PB 5/342

FERRARO ROBERT P & THERESA A
4955 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1521-0001-0000

BUILDING CHARACTERISTICS

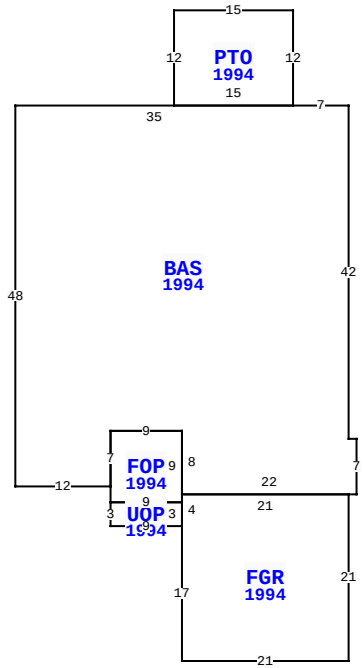
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	1,981	100	1,981	357,723
FGR	441	55	243	43,880
FOP	81	30	24	4,333
PTO	180	5	9	1,625
UOP	27	20	5	903
TOTALS	2,710		2,262	408,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,262	145.6594	207.56	469,501	1994	1996	0	0	0	13.00	87.00

1 SFR CUST – 100% - 2022 Heated Area: 1981 HX Base Yr 2022



4955 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		408,466
TOTAL MARKET OB/XF VALUE		8,829
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		667,295
SOH/AGL Deduction		98,391
ASSESSED VALUE		568,904
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		518,904
TOTAL JUST VALUE		667,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24737	REMODEL	1,980	05/01/2011
B24565	REMODEL	23,300	04/01/2011
G01599	GAS	995	02/01/2011
B940597	NEW CONSTR	98,283	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/0630	3/12/2021	WD	Q	I	01	660,000
GRANTOR: STRAEBEL MARY ELLEN						
GRANTEE: FERRARO ROBERT P &						
1596/1911	12/12/2008	QC	U	I	01	100
GRANTOR: STRAEBEL MARY ELLEN &						
GRANTEE: STRAEBEL MARY ELLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W7 PTO=[YR=1994] N12 W15 S12 E15$ W35 S48 E12
FOP=[YR=1994] S2 UOP=[YR=1994] S3 E9 FGR=[YR=1994] S17 E21
N21 W21 S4$ N3 W9$ E9 N9 W9 S7 $ N7 E9 S8 E22 N7 W1 N42$.

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	0855	CONC PAVER	0	100	0	0	1,042.00	SF	7.00	7.00	100	2013	2013	3	95	6,929	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 8,829

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 04/17/2017 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS