

LOT 5
OCEANSIDE @ SUMMER BEACH 2
PB 5/342

CHANCE PAUL C & KIMBERLY A/CHNACE KIMBERLY A
4941 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1521-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality 04 Quality Level 04
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 03

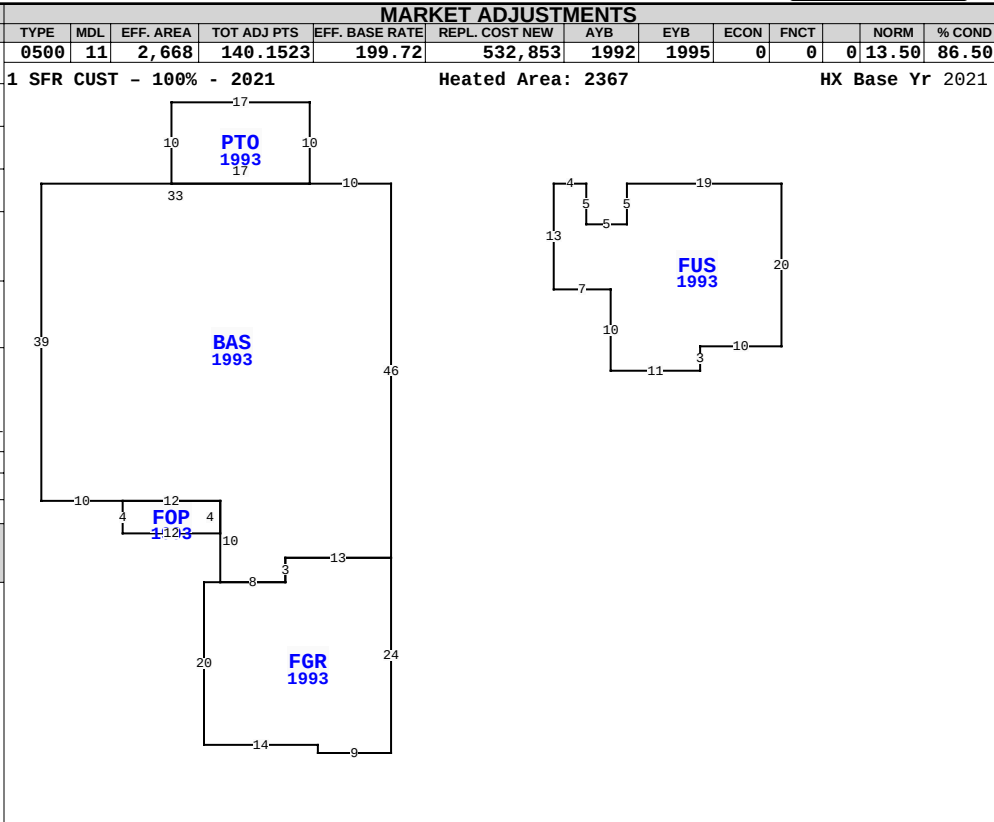
NEIGHBORHOOD/LOC 3045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	319,257
FGR	508	55	279	48,200
FOP	48	30	14	2,419
FUS	519	100	519	89,662
PTO	170	5	8	1,382

TOTALS 3,093 2,668 460,918

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,032.00	SF	4.00	4.00	100	1992
2	0858	SCULP CONC	0 100	0	0	84.00	SF	13.00	13.00	100	1992

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



4941 SUMMER BEACH BLVD, FERNANDINA BEACH

TOTAL OB/XF											
3,696											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		460,918	
TOTAL MARKET OB/XF VALUE		3,696	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		714,614	
SOH/AGL Deduction		254,582	
ASSESSED VALUE		460,032	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		410,032	
TOTAL JUST VALUE		714,614	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		594,884	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8381	NEW CONSTR	86,390	09/15/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2399/0648	10/07/2020	WD	Q	I	01
GRANTOR: BROWN E M JR & LYNDA					SALE PRICE
GRANTEE: CHANCE PAUL C & KIM					610,000
GRANTOR: GLENN LOUISE W					
GRANTEE: BROWN E M JR & LYND					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W10 PTO=[YR=1993] N10 W17 S10 E17\$ W33 S39 E10					
FOP=[YR=1993] S4 E12 N4 W12\$ E12 S10 FGR=[YR=1993] W2 S20					
E14 S1 E9 N24 W13 S3 W8\$ E8 N3 E13 N46\$ PTR= E20					
FUS=[YR=1993] E4 S5 E5 N5 E19 S20 W10 S3 W11 N10 W7 N13\$ W20					
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