LOT 6
OCEANSIDE @ SUMMER BEACH 2
PB 5/342

NANCE JAMES M & MARTHA S/NANCE D SCOTT ET AL
4935 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1521-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

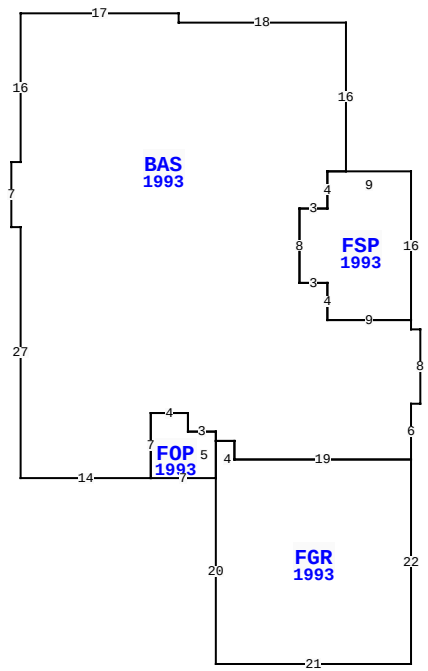
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,721	100	1,721	311,612
FGR	466	55	256	46,353
FOP	43	30	13	2,354
FSP	168	40	67	12,131
TOTALS	2,398		2,057	372,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,057	146.0474	208.12	428,103	1993	1996	0	0	0	13.00	87.00

1 SFR CUST – 33% - 1999 Heated Area: 1721 HX Base Yr 1999



4935 SUMMER BEACH BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		372,450
TOTAL MARKET OB/XF VALUE		3,402
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		625,852
SOH/AGL Deduction		218,094
ASSESSED VALUE		407,758
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		357,758
TOTAL JUST VALUE		625,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00346	NEW CONSTR	84,119	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1956/1982	1/02/2015	WD	U	I	11	100
GRANTOR: NANCE MARTHA A & JAME						
GRANTEE: NANCE JAMES M & MAR						
0830/0528	4/17/1998	WD	Q	I		224,000
GRANTOR: EDMANDS KATHERINE M						
GRANTEE: NANCE MARTHA A & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N1 W17 S16 W1 S7 E1 S27 E14 FOP=[YR=1993] E7 FGR=[YR=1993] S20 E21 N22 W19 N2 W2 S4$ N5 W3 N2 W4 S7$ N7 E4 S2 E3 S1 E2 S2 E19 N6 E1 N8W1N1FSP=[YR=1993] N16 W9 S4 W3 S8 E3S4E9$ W9 N4 W3 N8 E3 N4 E2 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	0810	CONCRETE A	0	33	4	1	4.00	SF	6.50	6.50	100	1993	1993	3	68	18	
2	0812	CONCRETE C	0	33	0	0	1,244.00	SF	4.00	4.00	100	1993	1993	3	68	3,384	

LAND DESCRIPTION

TOTAL OB/XF 3,402

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	33		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