LOT 7
OCEANSIDE @ SUMMER BEACH 2
PB 5/342

BOUDREAUX CLARENCE C & KENDRA
4931 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1521-0007-0000

BUILDING CHARACTERISTICS

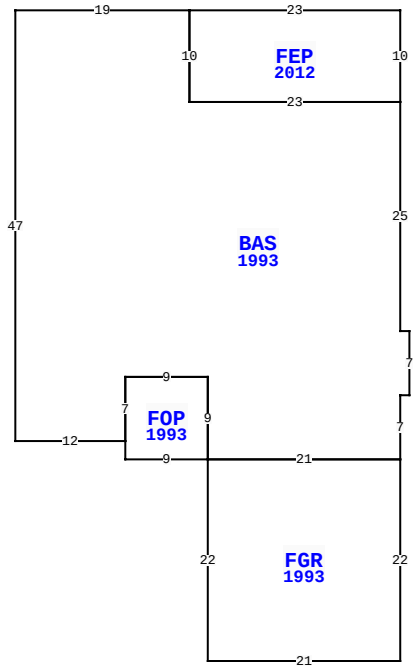
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,730	100	1,730	306,017
FEP	230	80	184	32,548
FGR	462	55	254	44,929
FOP	81	30	24	4,246
TOTALS	2,503		2,192	387,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,192	142.6841	203.32	445,677	1993	1996	0	0	0	13.00	87.00

1 SFR CUST – 0% - 0 Heated Area: 1730 HX Base Yr



4931 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	387,739
TOTAL MARKET OB/XF VALUE	20,541
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	658,280
SOH/AGL Deduction	174,950
ASSESSED VALUE	483,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	483,330
TOTAL JUST VALUE	658,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	541,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8663	NEW CONSTR	71,155	02/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/0319	12/21/2018	WD	Q	I	01	505,000
GRANTOR: TAYLOR RONALD D & MAR						
GRANTEE: BOUDREAUX CLARENCE						
1914/0127	4/23/2014	WD	Q	I	01	385,000
GRANTOR: WESSELY GERHART						
GRANTEE: TAYLOR RONALD D & M						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2012] W23 BAS=[YR=1993] W19 S47 E12 FOP=[YR=1993] S2 E9 FGR=[YR=1993] S22 E21 N22 W21$ N9 W9 S7$ N7 E9 S9 E21 N7 E1 N7 W1 N25 W23 N10 $ S10 E23 N10$.

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	0	0	0	1,373.00	SF	7.00	7.00	100	2014	2014	3	95	9,130	
2	0855	CONC PAVER	0	0	0	0	284.00	SF	7.00	7.00	100	2014	2014	3	95	1,889	
3	0855	CONC PAVER	0	0	0	0	612.00	SF	10.00	10.00	100	2014	2014	3	95	5,814	
4	1134	LANDSCP BL	0	0	0	0	70.00	SF	3.00	3.00	100	2014	2014	3	99	208	
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	70	3,500	

LAND DESCRIPTION

TOTAL OB/XF 20,541

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 05/22/2018 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS