LOT 5
IN OR 2025/1206
PRESERVE AT SUMMER BEACH #3

CHRISTENSEN MARY M DECL TRUST/CHRISTENSEN MARY M T
94199 GULL POINT PL
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

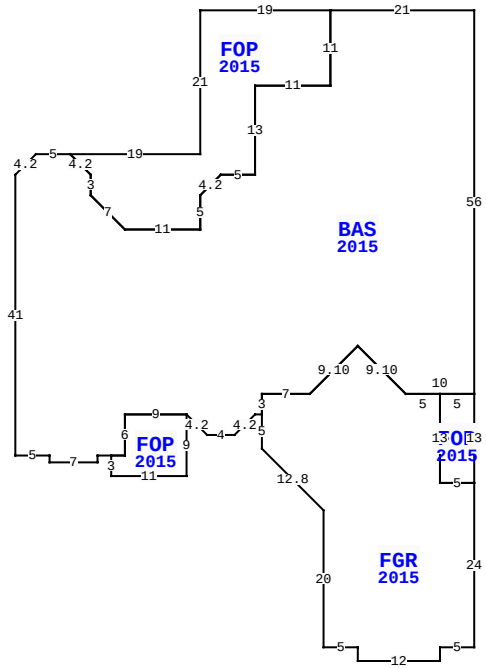
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,878	100	2,878	578,783
FGR	935	55	514	103,369
FOP	65	30	20	4,022
FOP	87	30	26	5,228
FOP	486	30	146	29,361
TOTALS	4,451		3,584	720,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,584	146.2428	208.40	746,906	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2017 Heated Area: 2878 HX Base Yr 2017



94199 GULL POINT PL, 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		720,764
TOTAL MARKET OB/XF VALUE		11,267
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,032,031
SOH/AGL Deduction		352,226
ASSESSED VALUE		679,805
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		629,805
TOTAL JUST VALUE		1,032,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		819,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529991	CO ISSUED	0	12/11/2015
B1529991	NEW CONSTR	381,973	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2025/1206	1/25/2016	WD	Q	I	01	689,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: CHRISTENSEN MARY MA						
1960/1924	2/02/2015	SW	Q	V	01	157,500
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W21 FOP=[YR=2015] W19 S21 W19 D3 R3 S3 D5 R5 E11 N5 U3 R3 E5 N13 E11 N11$ S11 W11 S13 W5 D3 L3 S5 W11 U5 L5 N3 U3 L3 W5 D3 L3 S41 E5 S1 E7 N1 E2 FOP=[YR=2015] S3 E11 N9 W9 S6 W2$ E2 N6 E9 D3 R3 E4 U3 R3 E1 FGR=[YR=2015] S5 D9 R9 S20 E5 S2 E12 N2 E5 N24 FOP=[YR=2015] N13 W5 S13 E5$ W5 N13 W5 U7 L7 D7 L7 W7 S3$ N3 E7 U7 R7 D7 R7 E10 N56$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	1,364.00	SF	7.00	7.00	100	2015	2015	3	96	9,166	
3	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00	7.00	100	2015	2015	3	96	161	

LAND DESCRIPTION

TOTAL OB/XF 11,267

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 04/09/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS