



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		2 100	1900000
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	OCEAN	OCEAN 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2.5 100	
Oth Rooms		2 100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	CONDO	- 0%	- 0			1986	1986	100	100	0		HX Base Yr
				SQFT=1162								

QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC
04 Quality Level 04	0400 CONDOMINIUM		03	3020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
	0		0	

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
5010 SUMMER BEACH BLVD, FERNANDINA BEACH						

L N	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

LAND DESCRIPTION			TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

NASSAU COUNTY PROPERTY																							
VALUATION BY		VALUATION SUMMARY																			8		
Tax Group: 8																					STANDARD		
BUILDING MARKET VALUE																					747,000		
TOTAL MARKET OB/XF VALUE																					0		
TOTAL LAND VALUE - MARKET																					0		
TOTAL MARKET VALUE																					747,000		
SOH/AGL Deduction																					187,980		
ASSESSED VALUE																					559,020		
TOTAL EXEMPTION VALUE																					0		
BASE TAXABLE VALUE																					559,020		
TOTAL JUST VALUE																					747,000		
NCON VALUE																					0		
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE																					619,500		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2028/0970	1/31/2016	WD	U	I	11	100
GRANTOR: MEADOWS RICHARD B & E						
GRANTEE: J&B MEADOWS PROPERT						
2021/0868	12/23/2015	WD	Q	I	02	395,000
GRANTOR: NATIONAL AUTO CARE CO						
GRANTEE: MEADOWS RICHARD B &						

BUILDING NOTES

BUILDING DIMENSIONS