LOT 6
IN OR 1511/1569
SEASIDE PRIVACY HOMES AT

MORTENSEN KATHY & FRANZ
1067 SUSAN WAY
SUNNYVALE, CA 94087

2023

00-SB-30-1920-0006-0000

BUILDING CHARACTERISTICS

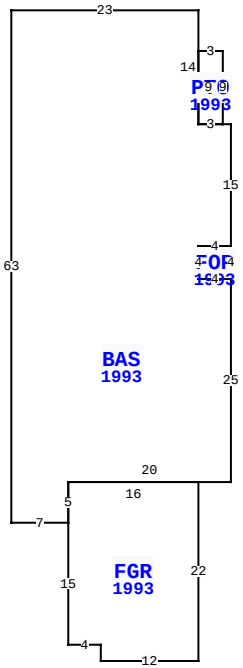
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,529	100	1,529	261,727
FGR	344	55	189	32,352
FOP	16	30	5	856
PTO	27	5	1	171
TOTALS	1,916		1,724	295,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,724	143.0020	203.78	351,317	1987	1990	0	0	0	16.00	84.00

1 SFR CUST – 0% - 0 Heated Area: 1529 HX Base Yr



5017 SUMMER BEACH BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	295,106
TOTAL MARKET OB/XF VALUE	3,628
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	548,734
SOH/AGL Deduction	84,805
ASSESSED VALUE	463,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	463,929
TOTAL JUST VALUE	548,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7302	ADDITION	14,000	06/12/1991
BP 3632	N/A	33,215	09/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/1767	5/06/2021	WD	Q	I	01	580,000
GRANTOR: MONAGHAN MALVERN & JE						
GRANTEE: MORTENSEN KATHY & F						
1511/1569	7/11/2007	WD	Q	I		488,000
GRANTOR: NEWELL CAROLINE						
GRANTEE: MONAGHAN MALVERN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 PTO=[YR=1993] N9 W3 S9 E3 $ W3 N14W23 S63 E7
FGR=[YR=1993] S15 E4 S2 E12 N22 W16 S5$ N5 E20 N25
FOP=[YR=1993] N4 W4 S4 E4$ W4 N4 E4 N15$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
2	0810	CONCRETE A	0	0	62	4	248.00	SF	6.50	6.50	100	1987	1987	3	54.5	879	
3	0810	CONCRETE A	0	0	39	8	312.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,105	
4	0810	CONCRETE A	0	0	70	1	70.00	SF	6.50	6.50	100	2000	2000	3	80	364	

LAND DESCRIPTION

TOTAL OB/XF 3,628

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 07/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS