

LOT 7
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #1 PB 5/95-96

KANDEL MINDY R LIVING TRUST/KANDEL MINDY R TRUSTEE
5019 SUMMER BEACH
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1920-0007-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	16	WD FR STUC 100	0500	11	1,562	145.0848	206.75	322,944	1987	1990	0	0	0	16.00	84.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022													Heated Area: 1384										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 100																								
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																								
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	1,384	100	1,384	240,359																						
FGR	250	55	138	23,967																						
FOP	16	30	5	869																						
USP	117	30	35	6,078																						
TOTALS			1,767		1,562	271,273																				
EXTRA FEATURES			5019 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										
1	0810	CONCRETE A	0 100	55	4	220.00	SF	6.50	6.50	100	1987	1987	3	54.5	779											
2	0810	CONCRETE A	0 100	37	8	296.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,049											
3	0858	SCULP CONC	0 100	0	0	24.00	SF	13.00	13.00	100	2000	2000	3	94	293											
TOTAL OB/XF 2,121																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		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																										