LOT 23 IN OR 2033/1077
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #2 PB 5/140-141

RUNG DONALD M & DIANE M
5083 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

**2023**

**00-SB-30-1920-0023-0000**

## BUILDING CHARACTERISTICS

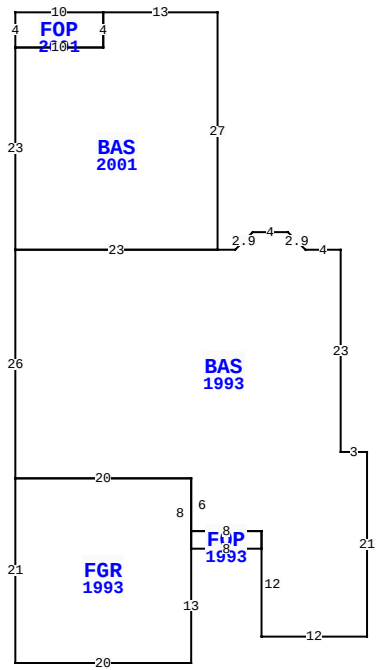
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,247 | 100 | 1,247 | 224,870 |
| BAS | 581 | 100 | 581 | 104,771 |
| FGR | 420 | 55 | 231 | 41,656 |
| FOP | 16 | 30 | 5 | 901 |
| FOP | 40 | 30 | 12 | 2,164 |
| TOTALS | 2,304 | | 2,076 | 374,363 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,076 | 144.6225 | 206.09 | 427,843 | 1988 | 1997 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SFR CUST – 100% - 2017 Heated Area: 1828 HX Base Yr 2017




5083 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 | | 374,363 |
| TOTAL MARKET OB/XF VALUE | | 7,526 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 631,889 |
| SOH/AGL Deduction | | 266,559 |
| ASSESSED VALUE | | 365,330 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 315,330 |
| TOTAL JUST VALUE | | 631,889 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 482,884 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0108232 | ADDITION | 22,200 | 04/01/2001 |
| 5015 | NEW CONSTR | 45,089 | 07/07/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2033/1077 | 3/10/2016 | WD | Q | I | 01 | 380,000 |
| GRANTOR: ROSS JAMES L & BARBAR | | | | | | |
| GRANTEE: RUNG DONALD M & DIA | | | | | | |
| 0792/0858 | 5/06/1997 | WD | Q | I | | 159,900 |
| GRANTOR: STODDART JOHN H & MAR | | | | | | |
| GRANTEE: ROSS JAMES L & BARB | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W4 U2 L2 W4 D2 L2 W2 BAS=[YR=2001] N27 W13 FOP=[YR=2001] W10 S4 E10 N4 $ S4 W10 S23 E23 $ W23 S26 FGR=[YR=1993] S21 E20 N13 FOP=[YR=1993] E8 N2 W8 S2 $ N8 W20 $ E20 S6 E8 S12 E12 N21 W3 N23 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 646.00 | SF | 5.20 | 5.20 | 100 | 1988 | 1988 | 3 | 57 | 1,915 | |
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1988 | 1988 | 3 | 66 | 1,320 | |
| 4 | 0825 | BRICK | 0 | 100 | 0 | 0 | 38.00 | SF | 12.50 | 12.50 | 100 | 1988 | 1988 | 3 | 85 | 404 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 113.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 82 | 927 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 361.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 82 | 2,960 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,526

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 250,000.00 | 250,000.00 | 250,000 | | | | | | | |

REVIEW DATE 05/11/2017 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS