LOT 57
IN OR 2166/1543
OTTER RUN PB 5/156

SELL SAMUEL C & VICTORIA
94066 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	08	SHT VINYL 20
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

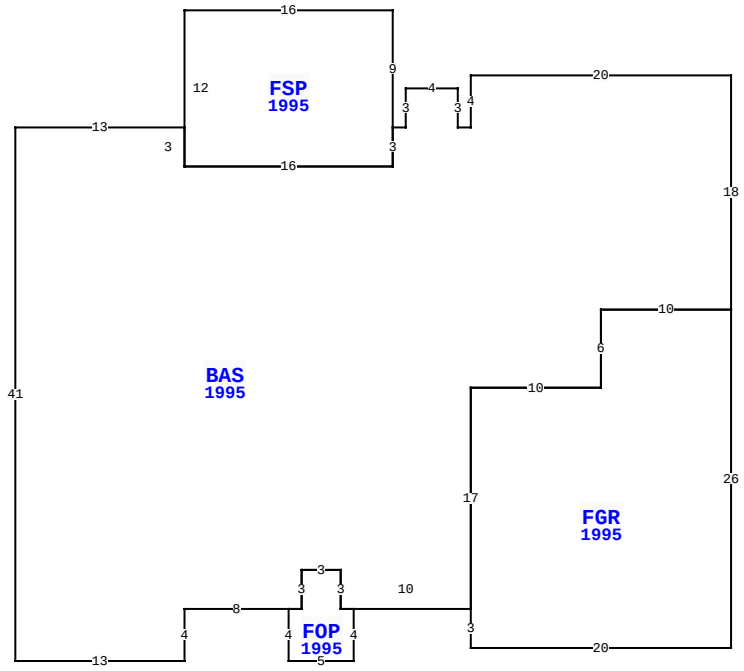
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1,722	180,022
FGR	460	55	253	26,449
FOP	29	30	9	941
FSP	192	40	77	8,050
TOTALS	2,403		2,061	215,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,061	101.4790	120.51	248,371	1995	1995	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2018 Heated Area: 1722 HX Base Yr 2018



94066 SUMMER TRC, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,462
TOTAL MARKET OB/XF VALUE		10,252
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		300,714
SOH/AGL Deduction		99,259
ASSESSED VALUE		201,455
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,455
TOTAL JUST VALUE		300,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313481	ROOF	12,000	05/01/2013
963242	XFOB	3,264	09/01/1996
95 02117	SWIM POOL	9,000	07/01/1995
9501666	NEW CONSTR	70,222	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/1543	12/28/2017	QC	U	I	11	206,000
GRANTOR: SELL STEVEN W REVOCAB						
GRANTEE: SELL SAMUEL C & VIC						
2106/1603	3/02/2017	SW	U	I	12	204,100
GRANTOR: RESIDENTIAL ACCREDIT						
GRANTEE: SELL STEVEN W REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W20 S4 W1 N3 W4 S3 W1 FSP=[YR=1995] N9 W16 S12 E16 N3 $ S3 W16 N3 W13 S41 E13 N4 E8 FOP=[YR=1995] S4 E5 N4 W1 N3 W3 S3 W1 $ E1 N3 E3 S3 E10 FGR=[YR=1995] S3 E20 N26 W10 S6 W10 S17 $ N17 E10 N6 E10 N18 $.

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	0861	POOL GUNIT	0	100	14	28	392.00	SF	85.00	85.00	100	1996	1996	3	20	6,664	
2	0845	KOOL DECK	0	100	0	0	678.00	SF	7.25	7.25	100	1996	1996	3	73	3,588	

LAND DESCRIPTION

TOTAL OB/XF 10,252

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/11/2018 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS