

LOT 60
IN OR 636 PG 733
OTTER RUN PB 5/156

GRADY WILLIAM A & CAROLYN S
94061 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0060-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	1,399	100	1,399	163,584
FGR	400	55	220	25,724
FOP	25	30	8	936
TOTALS	1,824		1,627	190,243

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	853.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0861	POOL GUNIT	0	100	14	30	420.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	352.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,627	114.8265	136.36	221,858	1991	1993	0	0	0	14.25	85.75
1 SNGL FAM - 100% - 0 Heated Area: 1399 HX Base Yr												
94061 SUMMER TRC, FERNANDINA BEACH												

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

TOTAL OB/XF												
15,535												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		190,243	
TOTAL MARKET OB/XF VALUE		15,535	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		280,778	
SOH/AGL Deduction		148,344	
ASSESSED VALUE		132,434	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		82,434	
TOTAL JUST VALUE		280,778	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,135	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327205	DOOR	1,475	05/01/2013
006833	REMODEL	1,800	02/01/2000
985023	SWIM POOL	15,000	05/01/1998
7351	NEW CONSTR	56,161	06/26/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0636/0733	9/17/1991	WD	Q	I	
GRANTOR: NORTH PT CONST CO					SALE PRICE
GRANTEE: GRADY WM & CAROLYN					76,200
0630/0450	7/03/1991	WD	Q	V	
GRANTOR: OTTER RUN PRNERSHIP					17,200
GRANTEE: NORTH POINT CONST C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W50 S36 E13 FOP=[YR=1993] E5 N5 W5 S5\$ N5 E5 S7 E12 N2 FGR=[YR=1993] E20 N20W20 S20\$ N20 E20 N16\$.									