LOT 62
OTTER RUN PB 5/156

GRISWOLD CLARK & ELLEN/
94035 SUMMER TRACE
FERNANDINA BEACH, FL 32034

**2023**

**40-2N-28-1590-0062-0000**

## BUILDING CHARACTERISTICS

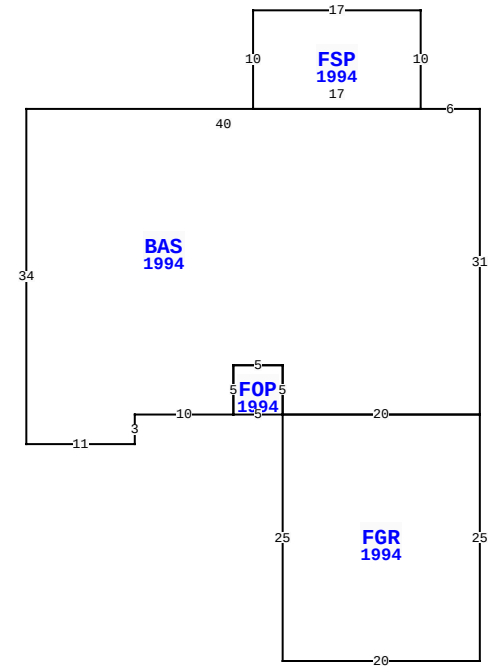
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 31 | HARDIE BRD 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 1,434 | 100 | 1,434 | 154,319 |
| FGR | 500 | 55 | 275 | 29,594 |
| FOP | 25 | 30 | 8 | 861 |
| FSP | 170 | 40 | 68 | 7,317 |
| TOTALS | 2,129 | | 1,785 | 192,091 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,785 | 105.0700 | 124.77 | 222,714 | 1994 | 1994 | 0 | 0 | 0 | 13.75 | 86.25 |

1 SNGL FAM – 100% - 2019 Heated Area: 1434 HX Base Yr 2019




94035 SUMMER TRC, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 192,091 |
| TOTAL MARKET OB/XF VALUE | | 2,563 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 269,654 |
| SOH/AGL Deduction | | 83,843 |
| ASSESSED VALUE | | 185,811 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 135,811 |
| TOTAL JUST VALUE | | 269,654 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 235,944 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1213210 | REPAIR/RRF | 6,000 | 11/01/2012 |
| 94-04702 | NEW CONSTR | 106,715 | 01/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 7/09/2018 | CN | U | I | 30 | 150,000 |
| GRANTOR: MAZURYK STEPHEN M & C | | | | | | |
| GRANTEE: GRISWOLD CLARK & EL | | | | | | |
| 1830/0424 | 11/29/2012 | WD | Q | I | 02 | 145,000 |
| GRANTOR: HOWARD CHARLES W & EM | | | | | | |
| GRANTEE: MAZURYK STEPHEN M & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W6 FSP=[YR=1994] N10 W17 S10 E17$ W40 S34 E11 N3 E10 FOP=[YR=1994] E5 FGR=[YR=1994] S25 E20 N25 W20 $ N5 W5 S5$ N5 E5 S5 E20 N31$.

## EXTRA FEATURES

| 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 704.00 | SF | 5.20 | 5.20 | 100 | 1994 | 1994 | 3 | 70 | 2,563 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,563

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS