

LOT 4
IN OR 1023/706
NORTH SHORE SUB PB 5/255-256

TAYLOR MARK A & TERESA
94072 SUMMER BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5340-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

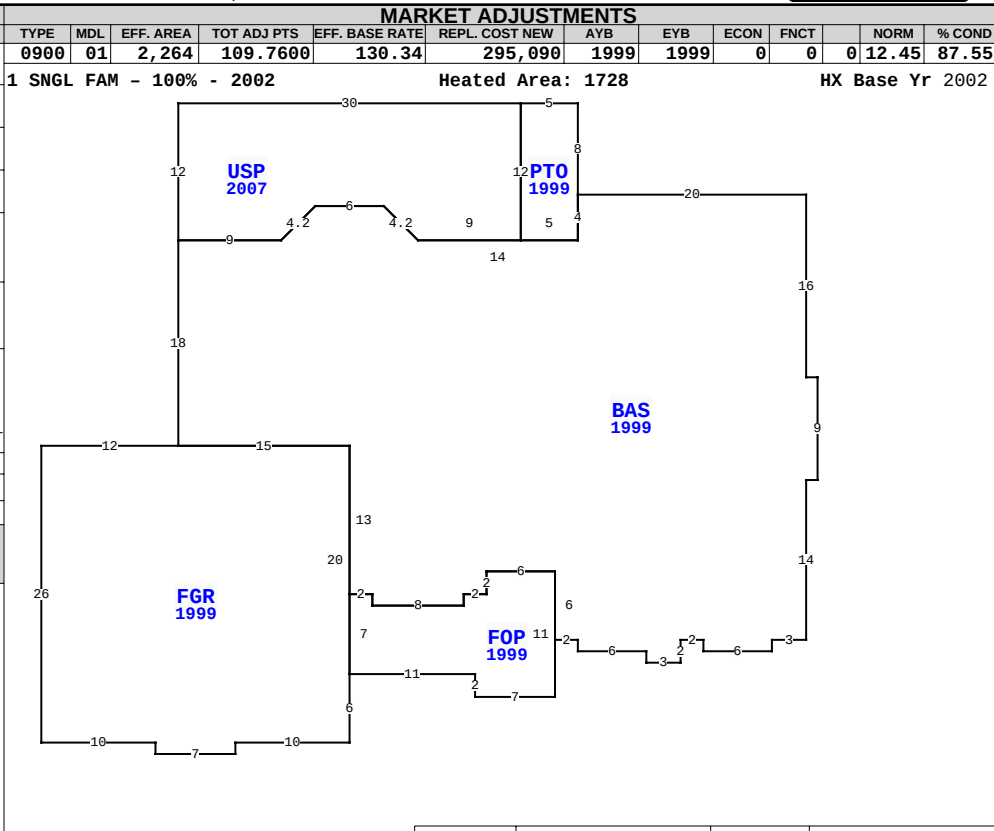
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	197,187
FGR	709	55	390	44,504
FOP	144	30	43	4,907
PTO	60	5	3	342
USP	333	30	100	11,411

TOTALS	2,974		2,264	258,351
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	80	4	320.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	1,898.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	



94072 SUMMER BREEZE DR, FERNANDINA BEACH
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BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

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

REVIEW DATE	11/22/2019	BY	KWA	Total Acres:	0.00	Total Land Value:	80,000	Market:	0	Agricultural:	0
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,264	109.7600	130.34	295,090	1999	1999	0	0	0 12.45	87.55

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	258,351
TOTAL MARKET OB/XF VALUE	14,329
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	352,680
SOH/AGL Deduction	187,681
ASSESSED VALUE	164,999
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	114,999
TOTAL JUST VALUE	352,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996361	NEW CONSTR	141,000	08/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1023/0706	12/06/2001	WD	Q	I		180,000	
GRANTOR: HANNIGAN JAMES F JR &							
GRANTEE: TAYLOR MARK A & TER							
0812/0692	11/05/1997	WD	U	V	06	12,000	
GRANTOR: DEGROVE CHARLES W JR							
GRANTEE: HANNIGAN J F JR & M							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1999] W20 PTO=[YR=1999] N8 W5 USP=[YR=2007] W30 S12 E9 R3 U3 E6 D3 R3 E9 N12\$ S12 E5 N4\$ S4 W14 L3 U3 W6 D3 L3 W9 S18 FGR=[YR=1999] W12 S26 E10 S1 E7 N1 E10 N6 FOP=[YR=1999] E11 S2 E7 N11 W6 S2 W2 S1 W8 N1 W2 S7\$ N20 W15\$ E15 S13 E2 S1 E8 N1 E2 N2 E6 S6 E2 S1 E6 S1 E3 N2 E2 S1 E6 N1 E3 N14 E1 N9 W1 N16\$.