

LOT 9
IN OR 1375/808
NORTH SHORE SUB PB 5/255-256

FEAKES NICHOLAS E & CERIS ANN
94184 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5340-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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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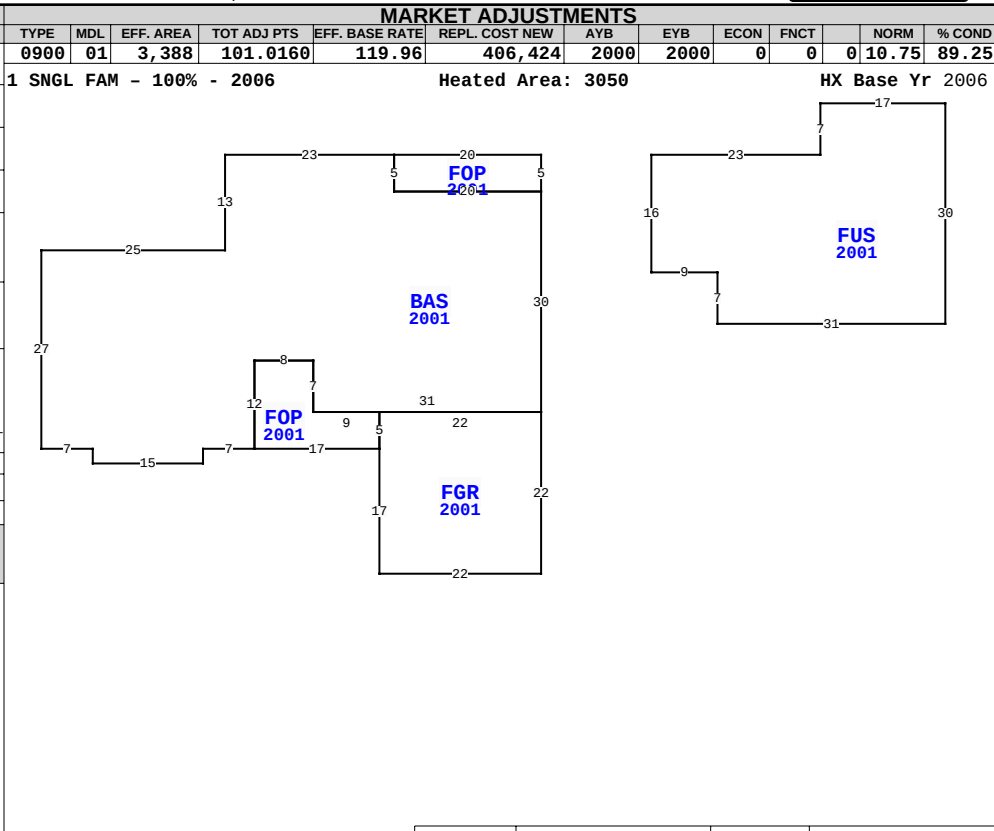
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2,074	222,051
FGR	484	55	266	28,479
FOP	100	30	30	3,212
FOP	141	30	42	4,496
FUS	976	100	976	104,495

TOTALS	3,775		3,388	362,733
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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	0812	CONCRETE C	0	100	0	0	2,372.00	SF	4.00	4.00	
2	0820	WOOD WALK	0	100	0	0	117.00	SF	11.75	11.75	
3	1242	WD DECK A	0	100	0	0	505.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT	

REVIEW DATE	01/19/2023	BY	DJA
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94184 SUMMER BREEZE DR, FERNANDINA BEACH
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BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											9,391	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LA
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VA
	RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.95	160,000.00	152,000.00	1

Total Acres: 0.00	Total Land Value: 152,000	Market: 0	Agricultural: 0	Common: 152,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		362,733	
TOTAL MARKET OB/XF VALUE		9,391	
TOTAL LAND VALUE - MARKET		152,000	
TOTAL MARKET VALUE		524,124	
SOH/AGL Deduction		295,523	
ASSESSED VALUE		228,601	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		178,601	
TOTAL JUST VALUE		524,124	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		476,373	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24180	REMODEL	1,800	12/01/2010
9906012	NEW CONSTR	150,000	04/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1375/0808	12/20/2005	WD	Q	I		509,000	
GRANTOR: BURLEIGH JAMES S & JU							
GRANTEE: FEAKES NICHOLAS E &							
0967/1477	1/23/2001	WD	U	V	01	100	
GRANTOR: HOBBS LINDA SUE & THO							
GRANTEE: BURLEIGH JAMES S &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2001] W20 BAS=[YR=2001] W23 S13 W25 S27 E7 S2 E15 N2 E7 FOP=[YR=2001] E17 FGR=[YR=2001] S17 E22 N22 W22 S5\$ N5 W9 N7 W8 S12\$ N12 E8 S7 E31 N30 W20 N5\$ S5 E20 N5\$ PTR=E15 FUS=[YR=2001] E23 N7 E17 S30 W31 N7 W9 N16 \$W15\$.											