

BENNETT MATTHEW J & HEATHER L
94272 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

46-3N-28-5340-0014-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31 HARDIE BRD 100										0900 01 4,313 108.9968 129.43 558,232 2017 2017 0 0 2.00 98.00										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2018 Heated Area: 3504 HX Base Yr 2018										BUILDING MARKET VALUE 547,067									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 69,632									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 160,000									
Interior Floo 13 LVT/LAMNT 80																				TOTAL MARKET VALUE 776,699									
Interior Floo 14 CARPET 20																				SOH/AGL Deduction 271,449									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 505,250									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 455,250									
Bathrooms 4 100																				TOTAL JUST VALUE 776,699									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 691,183									
Occupancy 00 NONE 100																													
Quality 05 Quality Level 05																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4021.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,408 100 2,408 305,434																													
FGR 911 55 501 63,547																													
FOP 160 30 48 6,089																													
FOP 569 30 171 21,690																													
FSP 130 40 52 6,595																													
FUS 1,096 100 1,096 139,018																													
STR 32 10 3 380																													
STR 88 10 9 1,142																													
STR 249 10 25 3,171																													
TOTALS 5,643 4,313 547,067																													
EXTRA FEATURES										94272 SUMMER BREEZE DR, FERNANDINA BEACH																			
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 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2017 2017 3 98 1,960																													
2 0810 CONCRETE A 0 100 40 4 160.00 SF 6.50 6.50 100 2017 2017 3 97 1,009																													
3 0812 CONCRETE C 0 100 0 0 2,035.00 SF 4.00 4.00 100 2017 2017 3 97 7,896																													
4 0861 POOL GUNIT 0 100 32 15 480.00 SF 85.00 85.00 100 2018 2018 3 90 36,720																													
5 0855 CONC PAVER 0 100 0 0 840.00 SF 10.00 10.00 100 2018 2018 3 98 8,232																													
6 0462 ST/AL FNC 0 100 360 0 1,440.00 SF 10.00 10.00 100 2018 2018 3 90 12,960																													
7 0463 FENCE GATE 0 100 0 0 3.00 UT 300.00 300.00 100 2018 2018 3 95 855																													
LAND DESCRIPTION										TOTAL OB/XF 69,632																			
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 000116 C SFR MARSH 100 RS-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 160,000.00 160,000.00 160,000																													
REVIEW DATE 12/21/2018 BY KW Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS																													