LOT 16
IN OR 2216/155
NORTH SHORE SUB PB 5/255-256

INGLIS NICHOLAS & KATHLEEN H
94306 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5340-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

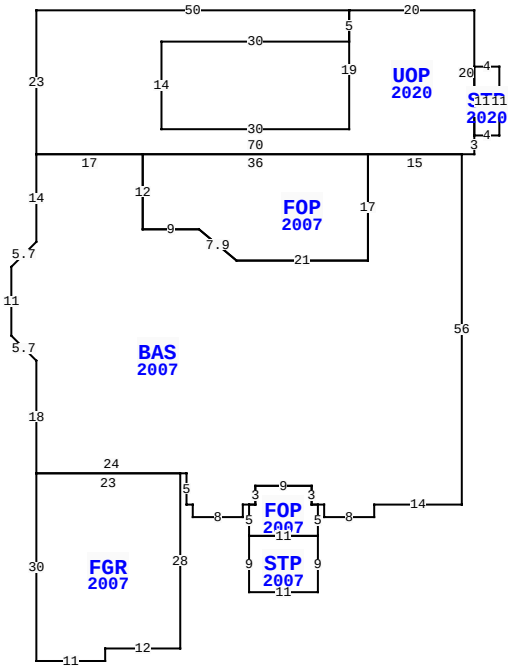
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,201	100	3,201	427,119
FGR	666	55	366	48,837
FOP	82	30	25	3,336
FOP	552	30	166	22,150
STP	99	10	10	1,335
STR	44	10	4	534
UOP	1,190	20	238	31,757
TOTALS	5,834		4,010	535,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,010	99.6160	141.95	569,220	2007	2010	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2019 Heated Area: 3201 HX Base Yr 2019



94306 SUMMER BREEZE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		552,611
TOTAL MARKET OB/XF VALUE		78,771
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		791,382
SOH/AGL Deduction		221,306
ASSESSED VALUE		570,076
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		520,076
TOTAL JUST VALUE		791,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		691,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002949	SCRN ENCLSRE	13,600	04/30/2020
M2003026	H/AC	0	04/07/2020
B2001065	SWIM POOL	69,750	02/01/2020
B1909597	GARAGE	38,240	02/01/2019
B1631740	REMODEL	85,000	02/01/2016
M10174	MECH OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0155	8/02/2018	WD	Q	I	01	650,000
GRANTOR: LAWSON DEBRA A & NANC						
GRANTEE: INGLIS NICHOLAS H &						
1524/0286	9/10/2007	WD	Q	I		643,200
GRANTOR: AMELIA DEVELOPMENT CO						
GRANTEE: LAWSON DEBRA A & NA						

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	3,539.00	SF	4.00	4.00	100	2007	2007	3	89	12,599	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	35	1,750	
4	0855	CONC PAVER	0	100	0	0	78.00	SF	7.00	7.00	100	2007	2007	3	89	486	
5	1126	CB/STC 8"	0	100	0	0	84.00	SF	8.00	8.00	100	2007	2007	3	89	598	
6	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2020	2020	3	95	33,915	
7	0911	SCRN RM A	0	100	23	70	1,610.00	SF	17.50	17.50	100	2020	2020	3	93	26,203	

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2020] E70 N3 STR=[YR=2020] E4 N11 W4 S11$ N20 W20 S19 W30 N14 E30 N5 W50 S23$ BAS=[YR=2007] S14 D4 L4 S11 D4 R4 S18 FGR=[YR=2007] S30 E11 N2 E12 N28 W23 $ E24 S5 E1 S2 E8 N2 E1 FOP=[YR=2007] S5 STP=[YR=2007] S9 E11N9W11 $ E11 N5 W1 N3 W9 S3 W1 $ E1 N3 E9 S3 E2 S2 E8 N2 E14 N56 W15 FOP=[YR=2007] W36 S12 E9 D5 R6 E21 N17$ S17 W21 U5 L6 W9 N12 W17$.

LAND DESCRIPTION

TOTAL OB/XF 78,771

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 03/05/2021 BY NW Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS

LOT 16
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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

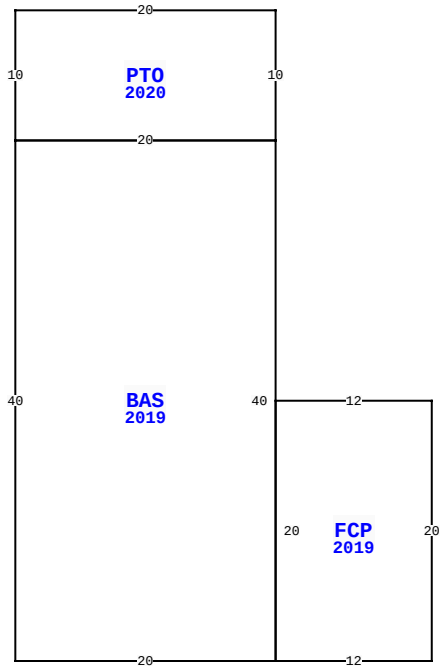
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	16,133
FCP	240	25	60	1,210
PTO	200	5	10	202
TOTALS	1,240		870	17,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	870	59.4000	20.79	18,087	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2019 Heated Area: 800 HX Base Yr 2019



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TOTAL JUST VALUE		791,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		691,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14460	ELEC OTHER	12,800	03/01/2005
P09244	OTHER	0	03/01/2005
C0414268	CO ISSUED	228,410	12/01/2004
B0414268	NEW CONSTR	228,410	12/01/2004
R047030	REPAIR/RRF	3,000	12/01/2004

SALES DATA

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1524/0286	9/10/2007	WD	Q	I		643,200
GRANTOR: AMELIA DEVELOPMENT CO						
GRANTEE: LAWSON DEBRA A & NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S40 E20 FCP=[YR=2019] E12 N20 W12 S20$ N40$ PTO=[YR=2020] N10 W20 S10 E20$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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