



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

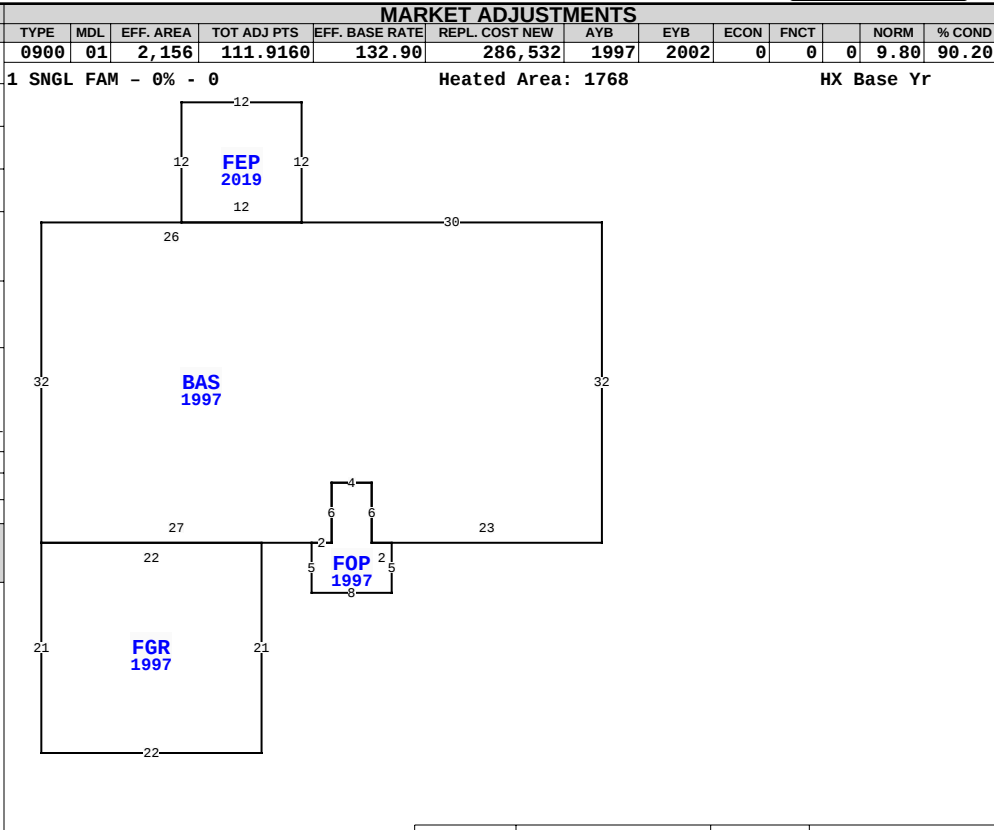
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	211,940
FEP	144	80	115	13,786
FGR	462	55	254	30,449
FOP	64	30	19	2,278

TOTALS	2,438		2,156	258,452
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	746.00	SF	5.20
3	0510	GARAGE WD-	0	0	18	28	504.00	SF	43.75



94303 SUMMER BREEZE DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC 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
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,156	111.9160	132.90	286,532	1997	2002	0	0	9.80	90.20

Heated Area: 1768

HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,452
TOTAL MARKET OB/XF VALUE		22,943
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		361,395
SOH/AGL Deduction		76,940
ASSESSED VALUE		284,455
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		284,455
TOTAL JUST VALUE		361,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108447	REPAIR/RRF	13,065	08/01/2021
B1429107	GARAGE	42,820	08/01/2014
963328	NEW CONSTR	69,165	10/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2629/1014	4/04/2023	WD	U	I	37
GRANTOR: MCDONALD CLIFTON A &					
GRANTEE: ROWLAND CHRISTOPHER					
1843/1586	3/04/2013	WD	Q	I	02
GRANTOR: SCHEFF WILLIAM & JEAN					
GRANTEE: MCDONALD CLIFTON A					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1997] W30 FEP=[YR=2019] N12 W12 S12 E12\$ W26 S32					
FGR=[YR=1997] S21 E22 N21 W22\$ E27 FOP=[YR=1997] S5 E8 N5 W2					
N6 W4 S6 W2\$ E2 N6 E4 S6 E23 N32\$.					