

LOT 29
IN OR 1178/1156
NORTH SHORE SUB PB 5/255-256

TURNER JOHN C & JENNIFER H
94095 SUMMER BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5340-0029-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	03	MASONRY 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	1,738	100	1,738	194,404
FGR	440	55	242	27,069
FOP	116	30	35	3,915
FSP	130	40	52	5,816
UOP	130	20	26	2,909
TOTALS	2,554		2,093	234,113

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,093	105.8400	125.68	263,048	1994	2000	0	0	11.00	89.00

1 SNGL FAM - 100% - 2004

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	31	HARDIE BRD 100								6500	01	929	72.4086	25.34	23,541	2009	2009	0	0	16.00	84.00	VALUATION BY								STANDARD																													
Roof Structur	03	GABLE/HIP 100								2 GARAGE RES - 100% - 2004										Heated Area: 782										HX Base Yr 2004										Tax Group: 4								Tax Dist:											
Roof Cover	03	COMP SHNGL 100																																						BUILDING MARKET VALUE								253,887											
Interior Wall	07	NONE 90																																						TOTAL MARKET OB/XF VALUE								17,076											
Interior Wall	05	DRYWALL 10																																						TOTAL LAND VALUE - MARKET								80,000											
Interior Floo	03	CONC FINSH 90																																						TOTAL MARKET VALUE								350,963											
Interior Floo	14	CARPET 10																																						SOH/AGL Deduction								179,937											
Air Condition	02	WINDOW 100																																						ASSESSED VALUE								171,026											
Heating Type	01	NONE 100																																						TOTAL EXEMPTION VALUE								HX HB 50,000											
Bedrooms		1 100																																						BASE TAXABLE VALUE								121,026											
Bathrooms		0 100																																						TOTAL JUST VALUE								350,963											
Frame	02	WOOD FRAME 100																																						NCON VALUE								0											
Stories	1.	1. 100																																						INCOME VALUE																			
Units		0 100																																						PREVIOUS YEAR MKT VALUE								318,409											
Occupancy	00	NONE 100																																																									
Quality		06	Quality Level 06																																																								
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	600	100	600	12,771																																																							
FOP	60	30	18	383																																																							
FOP	117	30	35	745																																																							
GOF	182	125	228	4,854																																																							
UOP	240	20	48	1,021																																																							
TOTALS		1,199		929	19,774																																																						
EXTRA FEATURES		94095 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																																											
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