

HERNANDEZ ISMAEL O & BELEN
94211 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

46-3N-28-5340-0032-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCST	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall		31	HARDIE BRD 80							0900	01	2,668	112.7040	133.84	357,085	1994	2000	0	0	10.80	89.20	VALUATION BY					STANDARD																	
Exterior Wall		16	WD FR STUC 20							1 SNGL FAM - 100% - 1995										Heated Area: 2039										HX Base Yr 1995					Tax Group: 4					Tax Dist:				
Roof Structur		03	GABLE/HIP 100							A detailed floor plan diagram of a single-family home. The main house has a large rectangular footprint with several smaller additions. Key features include: P.T.O.: Porch/Terrace Overlay area at the top center. F.E.P.: Front Entry Portico area on the left side. B.A.S.: Back Addition/Side area on the right side. F.G.R.: Front Garage/Rear addition at the bottom right. F.O.P.: Front Office/Patio area at the bottom left. The plan includes dimensions for walls and setbacks around the perimeter.										BUILDING MARKET VALUE										318,520														
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE										98,179														
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET										80,000														
Interior Floo		13	LVT/LAMNT 60																	TOTAL MARKET VALUE										496,699														
Interior Floo		11	CLAY TILE 40																	SOH/AGL Deduction										233,510														
Air Condition		03	CENTRAL 100																	ASSESSED VALUE										263,189														
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE										HX HB VX 55,000														
Bedrooms		4	100																	BASE TAXABLE VALUE										208,189														
Bathrooms		3	100																	TOTAL JUST VALUE										496,699														
Frame		02	WOOD FRAME 100																	NCON VALUE										0														
Stories		1.	1. 100							INCOME VALUE																																		
Units		0	0 100							PREVIOUS YEAR MKT VALUE										430,282																								
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	2,039	100	2,039	243,427																																								
FEP	424	80	339	40,472																																								
FGR	460	55	253	30,205																																								
FOP	106	30	32	3,820																																								
PTO	108	5	5	597																																								
TOTALS		3,137		2,668	318,520																																							
EXTRA FEATURES		94211 SUMMER BREEZE DR, FERNANDINA BEACH FL 32117																																										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG CONDO	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																													
1	0811	CONCRETE B	0 100	0 0	1,003.00	SF	5.20	5.20	100	2018	2018	3	98	5,111																														
2	0811	CONCRETE B	0 100	0 0	874.00	SF	5.20	5.20	100	2018	2018	3	98	4,454																														
3	0476	VF 6 SBPL	0 100	0 0	258.00	LF	32.00	32.00	100	2009	2009	3	78	6,440																														
4	0470	VNYL GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2009	2009	3	78	468																														
5	0861	POOL GUNIT	0 100	30 16	480.00	SF	85.00	85.00	100	2021	2021	3	98	39,984																														
6	0871	POOL HTR R	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940																														
7	0911	SCRN RM A	0 100	0 0	1,530.00	SF	17.50	17.50	100	2021	2021	3	97	25,972																														
8	0855	CONC PAVER	0 100	0 0	1,126.00	SF	10.00	10.00	100	2021	2021	3	100	11,260																														
9	0855	CONC PAVER	0 100	0 0	255.00	SF	10.00	10.00	100	2021	2021	3	100	2,550																														
LAND DESCRIPTION																TOTAL OB/XF 98,179																												
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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																											
REVIEW DATE 08/17/2021 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																												