LOT 2
OCEANSIDE #1 PB 5/321

ARONECK BRETT ES REV TRUST/ARONECK BRETT TRUSTEE
1832 BUCCANEER DR
JACKSONVILLE, FL 32225

2024

00-SB-30-1520-0002-0000

BUILDING CHARACTERISTICS

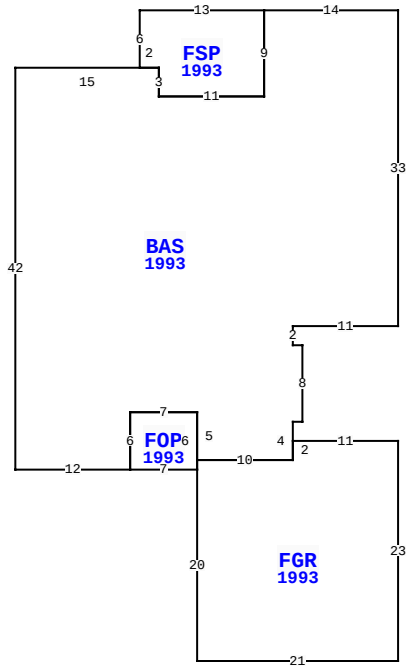
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100	1,522	285,083
FGR	463	55	255	47,764
FOP	42	30	13	2,435
FSP	111	40	44	8,241
TOTALS	2,138		1,834	343,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,834	145.2000	217.80	399,445	1991	1995	0	0	0	14.00	86.00

1 SFR CUST – 0% - 0 Heated Area: 1522 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

4987 SUMMER BEACH BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	343,523
TOTAL MARKET OB/XF VALUE	3,092
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	746,615
SOH/AGL Deduction	277,928
ASSESSED VALUE	468,687
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	468,687
TOTAL JUST VALUE	746,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	581,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03894	H/AC	2,500	08/07/1991
7577	NEW CONSTR	2,545	07/23/1991
4370	NEW CONSTR	3,100	06/24/1991
7323	NEW CONSTR	68,855	06/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0287	12/08/2022	WD	U	I	11	100
GRANTOR: ARONECK BRETT						
GRANTEE: ARONECK BRETT ES RE						
2304/0698	9/12/2019	WD	Q	I	02	350,000
GRANTOR: BUSCH ROBERT G						
GRANTEE: ARONECK BRETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FSP=[YR=1993] W13 S6 E2 S3 E11 N9$ S9 W11 N3 W15 S42 E12 FOP=[YR=1993] E7 FGR=[YR=1993] S20 E21 N23 W11 S2 W10 S1$ N6 W7 S6$ N6 E7 S5 E10 N4 E1 N8 W1 N2 E11 N33$.

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	0811	CONCRETE B	0	0	0	0	959.00	SF	5.20	5.20	100	1991	1991	3	62	3,092	

LAND DESCRIPTION

TOTAL OB/XF 3,092

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS