

LOT 5
IN OR 990/747
OCEANSIDE #1 PB 5/321

KRATZ GLENN R & JOAN M
4973 SUMMER BCH BLVD
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1520-0005-0000



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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,567	100	1,567	266,818
BAS	150	100	150	25,541
BAS	322	100	322	54,828
FGR	462	55	254	43,249
FOP	44	30	13	2,214
FSP	274	40	110	18,730
FUS	519	100	519	88,372
TOTALS	3,338		2,935	499,752

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991
2	0855	CONC PAVER	0 100	0	0	1,243.00	SF	7.00	7.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,935	132.7656	199.15	584,505	1991	1994	0	0	14.50	85.50
1 SFR CUST - 100% - 2007											
Heated Area: 2558											
HX Base Yr 2007											

4973 SUMMER BEACH BLVD, FERNANDINA BEACH											
BLD DATE 05/07/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		499,752	
TOTAL MARKET OB/XF VALUE		10,281	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		910,033	
SOH/AGL Deduction		477,192	
ASSESSED VALUE		432,841	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		382,841	
TOTAL JUST VALUE		910,033	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		737,973	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22499	REMODEL	5,102	05/01/2009
R08198	REPAIR/RRF	12,986	09/01/2005
P09864	OTHER	0	08/01/2005
04004	H/AC	3,000	11/05/1991
7772	NEW CONSTR	3,700	10/23/1991
4508	NEW CONSTR	4,000	10/17/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0990/0747	6/06/2001	WD	Q	I	
GRANTOR: WILKES GASTON					
GRANTEE: KARTZ GLENN R & JOA					
0820/1575	1/27/1998	WD	Q	I	
GRANTOR: CHANDLER LINDA C & AL					
GRANTEE: WILKES GASTON					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W23 FSP=[YR=2005] W16 S10 W3 S6 E3 BAS=[YR=1993] S18 W3 S19 E10 FOP=[YR=1993] S4 E11 N4 W11\$ E11 S10 FGR=[YR=1993] W2 S20 E12 S1 E9 N24 W11 S3 W8\$ E8 N3 E13 N38 BAS=[YR=2005] N8 W23 S2 E3 S2 E3 S2 E2 S2 E15\$ W15 N2 W2 N2 W3 N2 W19\$ E16 N16\$ S14 E23 N14\$ PTR=E15 FUS=[YR=1993] E4 S5 E5 N5 E19 S20 W10 S3 W11 N10 W7 N13\$ W15\$.											