LOT 8
IN OR 978/1679
OCEANSIDE #1 PB 5/321

JUMP WILLIAM G & MARILYN
4959 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1520-0008-0000

BUILDING CHARACTERISTICS

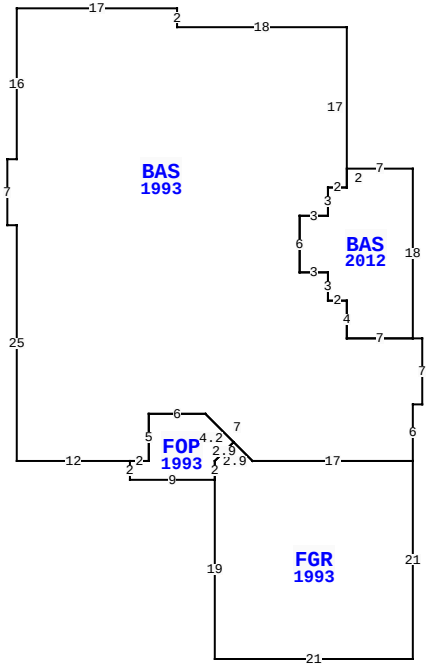
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,665	100	1,665	307,014
BAS	168	100	168	30,978
FGR	445	55	245	45,176
FOP	57	30	17	3,135
TOTALS	2,335		2,095	386,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,095	142.9428	214.41	449,189	1991	1995	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2005 Heated Area: 1833 HX Base Yr 2005



4959 SUMMER BEACH BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		386,303
TOTAL MARKET OB/XF VALUE		8,475
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		794,778
SOH/AGL Deduction		416,391
ASSESSED VALUE		378,387
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,387
TOTAL JUST VALUE		794,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		627,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03880	H/AC	2,900	07/31/1991
7569	NEW CONSTR	2,800	07/23/1991
4368	NEW CONSTR	0	06/24/1991
7304	NEW CONSTR	76,100	06/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0978/1679	4/03/2001	WD	Q	I		328,000
GRANTOR: FRICK HELMUT & HELEN						
GRANTEE: JUMP WILLIAM G & MA						
0730/1742	6/05/1995	WD	Q	I		203,000
GRANTOR: HILLEBRANTS HENRY & B						
GRANTEE: FRICK HELMUT & HELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N2 W17 S16 W1 S7 E1 S25 E12 FOP=[YR=1993] S2 E9 FGR=[YR=1993] S19 E21 N21 W17 U2 L2 L2 D2 S2$ N2 R2 U2 L3 U3 W6 S5W2$ E2 N5 E6 D5 R5 E17 N6 E1 N7 W1 BAS=[YR=2012] N18 W7 S2 W2 S3 W3 S6 E3 S3 E2 S4 E7$W7 N4 W2 N3 W3 N6 E3 N3 E2 N17$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0855	CONC PAVER	0	100	0	0	906.00	SF	7.00	7.00	100	2014	2014	3	95	6,025	

LAND DESCRIPTION

TOTAL OB/XF 8,475

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	100		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