

LOT 1
OCEANSIDE @ SUMMER BEACH 2
PB 5/342

FERRARO ROBERT P & THERESA A
4955 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1521-0001-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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	1,981	100	1,981	374,397
FGR	441	55	243	45,925
FOP	81	30	24	4,536
PTO	180	5	9	1,701
UOP	27	20	5	945
TOTALS	2,710		2,262	427,504

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,042.00	SF	7.00	7.00	100	2013
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2011

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

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,262	145.6594	218.49	494,224	1994	1996	0	0	0 13.50	86.50
1 SFR CUST - 100% - 2022 Heated Area: 1981 HX Base Yr 2022											
4955 SUMMER BEACH BLVD, FERNANDINA BEACH											
BLD DATE: 05/07/2024 MLU											

TOTAL OB/XF											
8,736											

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8,736											

Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		427,504	
TOTAL MARKET OB/XF VALUE		8,736	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		836,240	
SOH/AGL Deduction		250,269	
ASSESSED VALUE		585,971	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		535,971	
TOTAL JUST VALUE		836,240	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		667,295	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24737	REMODEL	1,980	05/01/2011
B24565	REMODEL	23,300	04/01/2011
G01599	GAS	995	02/01/2011
B940597	NEW CONSTR	98,283	11/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2442/0630	3/12/2021	WD	Q	I	01
GRANTOR: STRAEBEL MARY ELLEN					
GRANTEE: FERRARO ROBERT P &					
1596/1911	12/12/2008	QC	U	I	01
GRANTOR: STRAEBEL MARY ELLEN &					
GRANTEE: STRAEBEL MARY ELLEN					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1994] W7 PTO=[YR=1994] N12 W15 S12 E15\$ W35 S48 E12 FOP=[YR=1994] S2 UOP=[YR=1994] S3 E9 FGR=[YR=1994] S17 E21 N21 W21 S4\$ N3 W9\$ E9 N9 W9 S7 \$ N7 E9 S8 E22 N7 W1 N42\$.					

OTHER ADJUSTMENTS AND NOTES											

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