LOT 3
IN OR 2048/900
OCEANSIDE @ SUMMER BEACH 2

GSELL REV TRUST/GSELL GLENN H CO-TRUSTEE
4947 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1521-0003-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

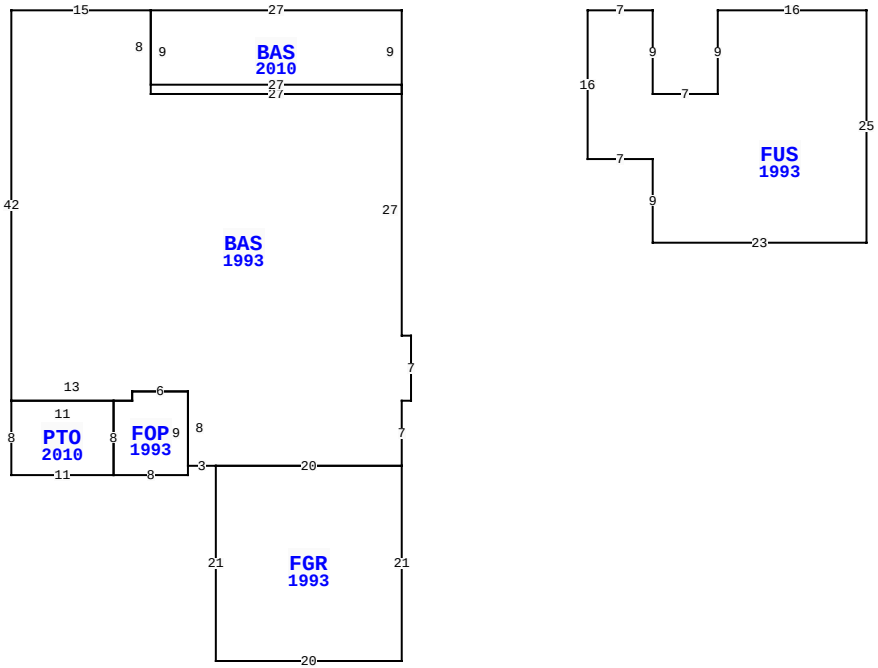
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	338,854
BAS	243	100	243	48,153
FGR	420	55	231	45,775
FOP	70	30	21	4,161
FUS	624	100	624	123,652
PTO	88	5	4	793
TOTALS	3,155		2,833	561,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,833	149.2762	223.91	634,337	1992	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2017 Heated Area: 2577 HX Base Yr 2017



4947 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		561,388
TOTAL MARKET OB/XF VALUE		11,008
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		972,396
SOH/AGL Deduction		478,415
ASSESSED VALUE		493,981
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		443,981
TOTAL JUST VALUE		972,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		797,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23808	ADDITION	21,532	07/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2048/0900	5/24/2016	WD	Q	I	01	615,000
GRANTOR: NADEAU STEPHEN R						
GRANTEE: GSELL REVOCABLE TRU						
1309/0581	4/12/2005	WD	Q	I		565,000
GRANTOR: BIRD THOMAS N & ARLEN						
GRANTEE: NADEAU STEPHEN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W27 BAS=[YR=1993] W15 S42 PTO=[YR=2010] S8 E11 FOP=[YR=1993] E8 N9 W6 S1 W2S8$ N8 W11$ E13 N1 E6 S8 E3 FGR=[YR=1993] S21 E20 N21 W20$ E20 N7 E1 N7 W1 N27 W27 N8$ S9 E27 N9$ PTR= E20 FUS=[YR=1993] E7 S9 E7 N9 E16 S25 W23 N9 W7 N16$ W20$.

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	0812	CONCRETE C	0	100	0	0	390.00	SF	4.00	4.00	100	1992	1992	3	64	998	
2	0855	CONC PAVER	0	100	0	0	1,100.00	SF	10.00	10.00	100	2010	2010	3	91	10,010	

LAND DESCRIPTION

TOTAL OB/XF 11,008

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