

LOT 7
OCEANSIDE @ SUMMER BEACH 2
PB 5/342

BOUDREAUX CLARENCE C & KENDRA
4931 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1521-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

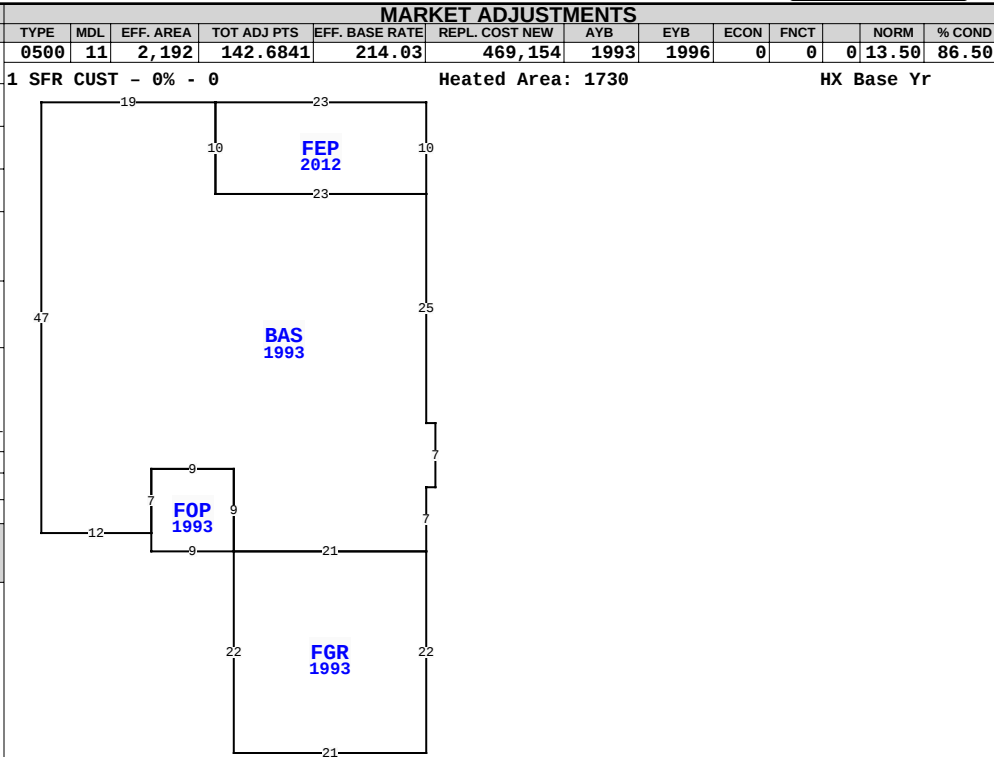
NEIGHBORHOOD/LOC 3045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,730	100	1,730	320,285
FEP	230	80	184	34,065
FGR	462	55	254	47,025
FOP	81	30	24	4,444

TOTALS 2,503 2,192 405,818

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	1,373.00	SF	7.00	7.00	
2	0855	CONC PAVER	0	0	0	0	284.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	0	0	0	612.00	SF	10.00	10.00	
4	1134	LANDSCP BL	0	0	0	0	70.00	SF	3.00	3.00	
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



4931 SUMMER BEACH BLVD, FERNANDINA BEACH
BLD DATE 05/07/2024 MLU
LGL DATE
LAND DATE
AG DATE

L N	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	0855	CONC PAVER	0	0	0	0	1,373.00	SF	7.00	7.00	100	2014	2014	3	95	9,130	
2	0855	CONC PAVER	0	0	0	0	284.00	SF	7.00	7.00	100	2014	2014	3	95	1,889	
3	0855	CONC PAVER	0	0	0	0	612.00	SF	10.00	10.00	100	2014	2014	3	95	5,814	
4	1134	LANDSCP BL	0	0	0	0	70.00	SF	3.00	3.00	100	2014	2014	3	98	206	
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	65	3,250	

TOTAL OB/XF											
20,289											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		405,818	
TOTAL MARKET OB/XF VALUE		20,289	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		826,107	
SOH/AGL Deduction		294,444	
ASSESSED VALUE		531,663	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		531,663	
TOTAL JUST VALUE		826,107	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		658,280	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8663	NEW CONSTR	71,155	02/02/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2246/0319	12/21/2018	WD	Q	I	01
GRANTOR: TAYLOR RONALD D & MAR					SALE PRICE
GRANTEE: BOUDREAUX CLARENCE					505,000
1914/0127	4/23/2014	WD	Q	I	01
GRANTOR: WESSELY GERHART					385,000
GRANTEE: TAYLOR RONALD D & M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=2012] W23 BAS=[YR=1993] W19 S47 E12 FOP=[YR=1993] S2 E9 FGR=[YR=1993] S22 E21 N22 W21\$ N9 W9 S7\$ N7 E9 S9 E21 N7 E1 N7 W1 N25 W23 N10 \$ S10 E23 N10\$.											