

LOT 10
IN OR 1505/432
OCEANSIDE @ SUMMER BEACH 2

MAULDIN JEAN ANN REVOC TRUST/MAULDIN JEAN TRUSTEE
4934 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1521-0010-0000



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 60
Interior Floo	14	CARPET 40
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. 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	1,824	100	1,824	316,151
BAS	133	100	133	23,053
FGR	420	55	231	40,039
FOP	54	30	16	2,773
FOP	24	30	7	1,214
FSP	285	40	114	19,759
FUS	624	100	624	108,157
UOP	473	20	95	16,466
TOTALS	3,837		3,044	527,613

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	711.00	SF	7.00	7.00	100	2014
2	0855	CONC PAVER	0 100	0	0	629.00	SF	10.00	10.00	100	2022
3	0855	CONC PAVER	0 100	0	0	336.00	SF	10.00	10.00	100	2022
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022

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	3,044	133.5840	200.38	609,957	1992	1996	0	0	0 13.50	86.50
1 SFR CUST - 100% - 2016 Heated Area: 2581 HX Base Yr 2016											
BLD DATE 05/19/2008 DJ LGL DATE 05/07/2024 MLU											

TOTAL OB/XF											
16,378											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		527,613	
TOTAL MARKET OB/XF VALUE		16,378	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		943,991	
SOH/AGL Deduction		438,895	
ASSESSED VALUE		505,096	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		455,096	
TOTAL JUST VALUE		943,991	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		770,505	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2112270	ADDITION	0	01/01/2022
B14406	XFOB	6,090	02/01/2005
R035279	REPAIR/RRF	500	07/01/2003
8026	NEW CONSTR	103,161	04/23/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1505/0432	6/12/2007	QC	U	I	01
GRANTOR: MAULDIN JEAN					
GRANTEE: MAULDIN JEAN TRUSTE					
1505/0420	6/12/2007	WD	Q	I	
GRANTOR: HOGAN ROBERT & JOYCE					
GRANTEE: MAULDIN JEAN					

BUILDING NOTES											
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BUILDING DIMENSIONS
UOP=[YR=2022] W38 BAS=[YR=2003] W20 S7 BAS=[YR=1993] W6
FGR=[YR=1993] W21 S20 E21 N20 \$ S23 FOP=[YR=1993] S6 E9 N6
W9 \$ E9 S6 W2 S13 E42 N14 FSP=[YR=2022] E15 N19 W15 S19\$ N19
W8 N6 FOP=[YR=2022] N3W8S3E8\$ W8 N3 W19 N1W7 S1 W1 \$ E1 N1 E7
S1 E12 N7 \$ S7 E15 S9 E23 N16\$ PTR= E50 FUS=[YR=1993] W25
S23 E9 S7 E16 N7 W9 N7 E9 N16 \$ W50 \$.