LOT 1
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #1 PB 5/95-96

VICK DEREK C & RACHEL L
9783 BROKEN BOW RD
DALLAS, TX 75238

2024

00-SB-30-1920-0001-0000

BUILDING CHARACTERISTICS

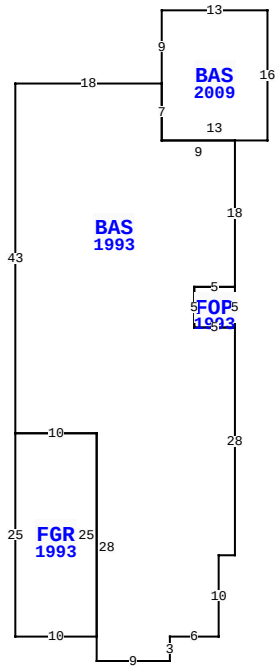
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,505	100	1,505	292,817
BAS	208	100	208	40,469
FGR	250	55	138	26,850
FOP	25	30	8	1,557
TOTALS	1,988		1,859	361,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,859	145.7427	218.61	406,396	1987	2001	0	0	0	11.00	89.00

1 SFR CUST – 0% - 0 Heated Area: 1713 HX Base Yr



5007 SUMMER BEACH BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 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	361,692
TOTAL MARKET OB/XF VALUE	11,537
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	723,229
SOH/AGL Deduction	201,596
ASSESSED VALUE	521,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	521,633
TOTAL JUST VALUE	723,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	607,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14775	MECH OTHER	0	08/01/2009
E21952	ELEC OTHER	300	07/01/2009
B22627	ADDITION	140,000	07/01/2009
P13844	OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2302/0839	8/30/2019	WD	Q	I	01	565,000
GRANTOR: FARMAND BRANDON P						
GRANTEE: VICK DEREK C & RACH						
1610/1559	3/11/2009	TD	Q	I	03	299,000
GRANTOR: SIMONSEN ANDREW TRUST						
GRANTEE: FARMAND BRANDON P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13S9BAS=[YR=1993] W18S43 FGR=[YR=1993] S25E10N25W10$E10S28E9 N3E6 N10 E2 N28 FOP=[YR=1993] N5 W5 S5 E 5$ W5 N5 E5 N18 W9 N7 $ S7 E13 N16 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	93	1,860	
2	0855	CONC PAVER	0	0	0	0	770.00	SF	7.00	7.00	100	2009	2009	3	90	4,851	
3	0855	CONC PAVER	0	0	0	0	574.00	SF	7.00	7.00	100	2009	2009	3	90	3,616	
4	1076	TRELLIS A	0	0	14	12	168.00	SF	7.50	7.50	100	2009	2009	3	56	706	
5	1076	TRELLIS A	0	0	8	10	80.00	SF	7.50	7.50	100	2009	2009	3	56	336	
6	1076	TRELLIS A	0	0	5	8	40.00	SF	7.50	7.50	100	2009	2009	3	56	168	

LAND DESCRIPTION

TOTAL OB/XF 11,537

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 07/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS