



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 Floor	13	LVT/LAMNT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1,161	100	1,161	221,254
FGR	252	55	139	26,490
FST	60	55	33	6,289
PTO	81	5	4	762
USP	108	30	32	6,098
TOTALS	1,662		1,369	260,893

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	0	61	4	244.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	31	8	248.00	SF	6.50	6.50	

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	1,369	152.1562	228.23	312,447	1986	1990	0	0	16.50	83.50
1 SFR CUST - 0% - 0 Heated Area: 1161 HX Base Yr											
USP 1993 PTO 1993 BAS 1993 FGR 1993											
5027 SUMMER BEACH BLVD, FERNANDINA BEACH											
BLD DATE: 04/11/2024 MLU											

TOTAL OB/XF											
2,783											

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		260,893	
TOTAL MARKET OB/XF VALUE		2,783	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		613,676	
SOH/AGL Deduction		192,159	
ASSESSED VALUE		421,517	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		421,517	
TOTAL JUST VALUE		613,676	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		502,238	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3177	N/A	33,613	02/05/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2191/0654	4/12/2018	QC	U	I	11
GRANTOR: VINES DANIEL C & ABBY					
GRANTEE: VINES PROPERTIES LL					
1630/1975	7/17/2009	WD	Q	I	02
GRANTOR: R-SQUARE INVESTMENTS					
GRANTEE: VINES DANIEL C & AB					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1993] W11 USP=[YR=1993] W12 S9 BAS=[YR=1993] W2 S48 E7 FST=[YR=1993] S15 E4 FGR=[YR=1993] S3 E12 N21 W12 S18 \$ N15 W4 \$ E4 N3 E14 N25 W3 N5 E3 N15 W5 N3 W6 S3 W12 \$ E12 N9 \$ S6 E6 S3 E5 N9 \$.											