LOT 14
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #2 PB 5/140-141

GONZALEZ HENRY R & BRENDA P REVOCABLE LIVING TRUST
326 PINE HAVEN DRIVE
ST JOHNS, FL 32259

2024

00-SB-30-1920-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

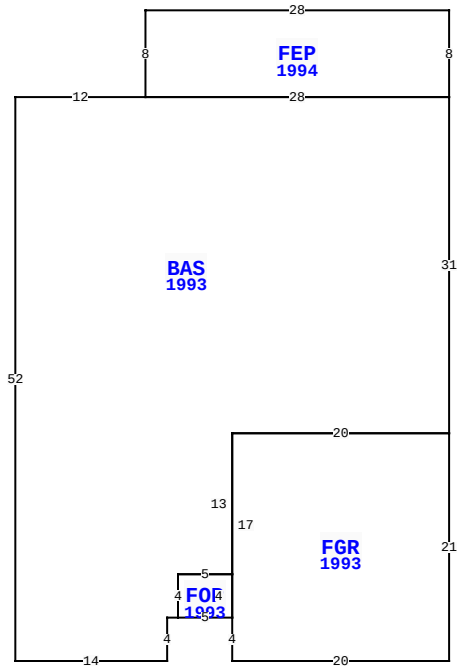
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,616	100	1,616	297,184
FEP	224	80	179	32,918
FGR	420	55	231	42,481
FOP	20	30	6	1,103
TOTALS	2,280		2,032	373,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,032	148.6052	222.91	452,953	1988	1988	0	0	0	17.50	82.50

1 SFR CUST – 0% - 0 Heated Area: 1616 HX Base Yr



5047 SUMMER BEACH BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	373,686
TOTAL MARKET OB/XF VALUE	6,781
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	730,467
SOH/AGL Deduction	210,809
ASSESSED VALUE	519,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	519,658
TOTAL JUST VALUE	730,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	614,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4895	NEW CONSTR	55,922	05/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/1646	5/15/2024	WD	Q	I	02	1,050,000
GRANTOR: ADAMS JOHN C & MARGAR						
GRANTEE: GONZALEZ HENRY R &						
2129/0935	6/27/2017	WD	Q	I	01	476,000
GRANTOR: DANIO MARY M						
GRANTEE: ADAMS JOHN C & MARG						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1994] W28 S8 BAS=[YR=1993] W12 S52 E14 N4 E1
FOP=[YR=1993] E5 FGR=[YR=1993] S4 E20 N21 W20 S17$ N4 W5 S4$
N4 E5 N13 E20 N31 W28$ E28 N8$.

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	0855	CONC PAVER	0	0	50	16	800.00	SF	7.00	7.00	100	2013	2013	3	94	5,264	
2	0855	CONC PAVER	0	0	9	4	36.00	SF	7.00	7.00	100	2013	2013	3	94	237	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 6,781

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS