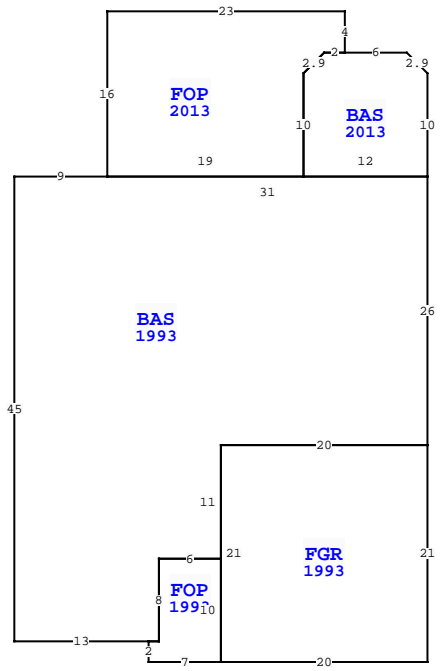


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG 70		
Exterior Wall	12	CEDAR 30		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 80		
Interior Floor	14	CARPET 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
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	1,372	100	1,372	268,280
BAS	140	100	140	27,376
FGR	420	55	231	45,170
FOP	62	30	19	3,716
FOP	322	30	97	18,968
TOTALS	2,316		1,859	363,508

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	150.9700	226.45	420,971	1988	1995	0	0	0	13.65	86.35
1 SFR CUST - 0% - 0 Heated Area: 1512 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			363,508
TOTAL MARKET OB/XF VALUE			2,693
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			716,201
SOH/AGL Deduction			211,714
ASSESSED VALUE			504,487
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			504,487
TOTAL JUST VALUE			716,201
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			600,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318480	H/AC	0	07/01/2013
P1316663	NEW CONSTR	0	07/01/2013
E1326294	REMODEL	11	06/01/2013
R1313491	ROOF	8,000	05/01/2013
B1327084	ADDITION	80,000	04/01/2013
4550	NEW CONSTR	45,750	12/15/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1006/1643	9/07/2001	WD Q	Q	I		227,000
GRANTOR: STEVENS DAVID E & ELI						
GRANTEE: STAIKEN SCOTT T &						
0612/0172	11/09/1990	WD Q	Q	I		150,000
GRANTOR: WILSON T HAROLD & M						
GRANTEE: STEVENS DAVID & ELI						

EXTRA FEATURES																
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	0810	CONCRETE A	0	0	6	4		24.00	SF 6.50	100	1988	1988	3	54.5	85	
2	0811	CONCRETE B	0	0	42	18		708.00	SF 5.20	100	1988	1988	3	54.5	2,006	
3	0825	BRICK	0	0	0	0		48.00	SF 12.50	100	1988	1988	3	84	504	
4	0810	CONCRETE A	0	0	4	4		16.00	SF 6.50	100	2013	2013	3	94	98	

5079 SUMMER BEACH BLVD, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2013] U2 L2 W6 FOP=[YR=2013] N4 W23 S16	
BAS=[YR=1993] W9 S45 E13 FOP=[YR=1993] S2E7 FGR=[YR=1993]	
E20 N21 W20 S21\$ N10 W6 S8 W1\$ E1 N8 E6 N11 E20 N26 W31\$ E19	
N10 U2 R2 E2\$ W2 D2 L2 S10 E12 N10\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							