LOT 23 IN OR 2033/1077
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #2 PB 5/140-141

RUNG DONALD M & DIANE M
5083 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1920-0023-0000

BUILDING CHARACTERISTICS

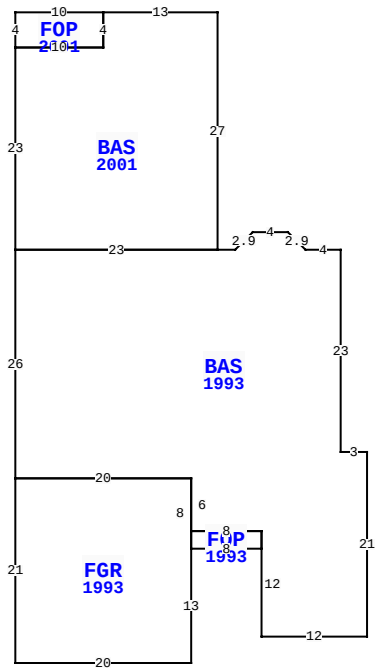
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	1,247	100	1,247	235,345
BAS	581	100	581	109,651
FGR	420	55	231	43,597
FOP	16	30	5	944
FOP	40	30	12	2,265
TOTALS	2,304		2,076	391,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,076	144.6225	216.93	450,347	1988	1997	0	0	0	13.00	87.00

1 SFR CUST – 100% - 2017 Heated Area: 1828 HX Base Yr 2017



5083 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		391,802
TOTAL MARKET OB/XF VALUE		7,302
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		749,104
SOH/AGL Deduction		372,814
ASSESSED VALUE		376,290
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		326,290
TOTAL JUST VALUE		749,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		631,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108232	ADDITION	22,200	04/01/2001
5015	NEW CONSTR	45,089	07/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2033/1077	3/10/2016	WD	Q	I	01	380,000
GRANTOR: ROSS JAMES L & BARBAR						
GRANTEE: RUNG DONALD M & DIA						
0792/0858	5/06/1997	WD	Q	I		159,900
GRANTOR: STODDART JOHN H & MAR						
GRANTEE: ROSS JAMES L & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 U2 L2 W4 D2 L2 W2 BAS=[YR=2001] N27 W13 FOP=[YR=2001] W10 S4 E10 N4 $ S4 W10 S23 E23 $ W23 S26 FGR=[YR=1993] S21 E20 N13 FOP=[YR=1993] E8 N2 W8 S2 $ N8 W20 $ E20 S6 E8 S12 E12 N21 W3 N23 $.

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	0811	CONCRETE B	0	100	0	0	646.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,831	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
3	0825	BRICK	0	100	0	0	38.00	SF	12.50	12.50	100	1988	1988	3	84	399	
4	0855	CONC PAVER	0	100	0	0	113.00	SF	10.00	10.00	100	2001	2001	3	80	904	
5	0855	CONC PAVER	0	100	0	0	361.00	SF	10.00	10.00	100	2001	2001	3	80	2,888	

LAND DESCRIPTION

TOTAL OB/XF 7,302

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	100		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