LOT 30
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #3 PB5/208

HAYMAN KIM L/BORLAND SANDRA SUE
5064 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

**2024**

**00-SB-30-1920-0030-0000**

## BUILDING CHARACTERISTICS

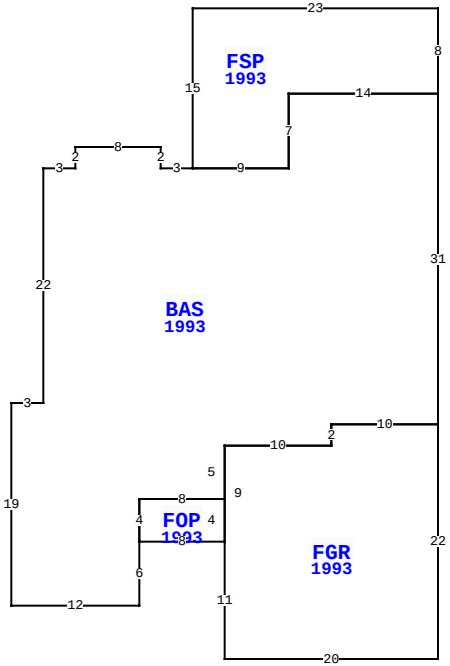
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,288 | 100 | 1,288 | 244,286 |
| FGR | 420 | 55 | 231 | 43,812 |
| FOP | 32 | 30 | 10 | 1,897 |
| FSP | 247 | 40 | 99 | 18,776 |
| TOTALS | 1,987 | | 1,628 | 308,772 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 1,628 | 152.3390 | 228.51 | 372,014 | 1989 | 1989 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SFR CUST – 100% - 2024 Heated Area: 1288 HX Base Yr 2024




5064 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 | | 308,772 |
| TOTAL MARKET OB/XF VALUE | | 2,742 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 661,514 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 661,514 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 611,514 |
| TOTAL JUST VALUE | | 661,514 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 547,956 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1804019 | WINDOWS | 14,200 | 04/20/2018 |
| M1217727 | H/AC | 0 | 11/01/2012 |
| 2830 | H/AC | 2,200 | 12/05/1988 |
| 5549 | NEW CONSTR | 2,875 | 12/05/1988 |
| 3265 | NEW CONSTR | 0 | 10/28/1988 |
| 5237 | NEW CONSTR | 44,857 | 10/17/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2642/1424 | 5/24/2023 | WD | Q | I | 01 | 800,000 |
| GRANTOR: SOBOLEWSKI MARK A & C | | | | | | |
| GRANTEE: BORLAND SANDRA SUE | | | | | | |
| 2103/0510 | 2/24/2017 | WD | Q | I | 02 | 372,000 |
| GRANTOR: EVANS VAN D | | | | | | |
| GRANTEE: SOBOLEWSKI MARK A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=1993] W23 S15 BAS=[YR=1993] W3 N2 W8 S2 W3 S22 W3 S19 E12 N6 FOP=[YR=1993] E8 FGR=[YR=1993] S11 E20 N22 W10 S2 W10 S9 $ N4 W8 S4 $ N4 E8 N5 E10 N2 E10 N31 W14 S7 W9 $ E9 N7 E14 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 925.00 | SF | 5.20 | 5.20 | 100 | 1989 | 1989 | 3 | 57 | 2,742 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,742

| 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