LOT 53
OTTER RUN PB 5/156

LATTANZI MARTY/KROLAK NATALIE
94020 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

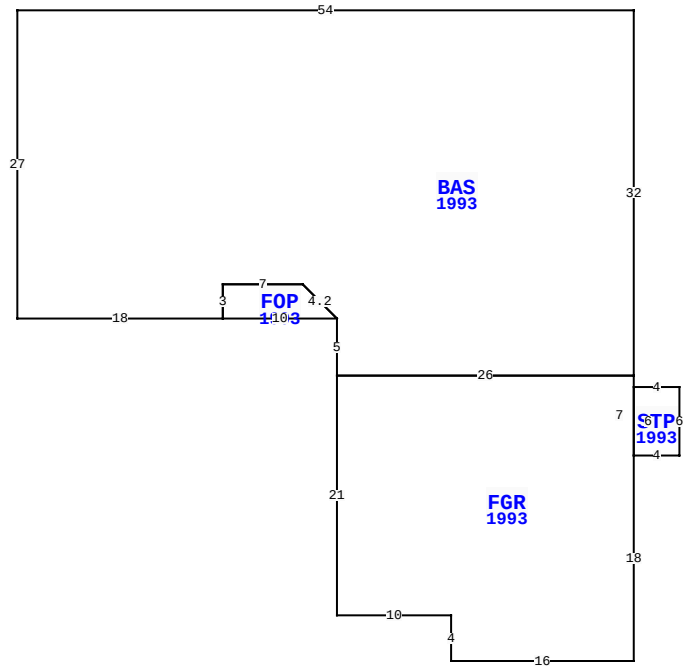
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,563	100	1,563	209,297
FGR	610	55	336	44,993
FOP	26	30	8	1,072
STP	24	10	2	267
TOTALS	2,223		1,909	255,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,909	119.3640	149.20	284,823	1988	2004	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2023 Heated Area: 1563 HX Base Yr 2023



94020 SUMMER TRC, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,629
TOTAL MARKET OB/XF VALUE		22,202
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		352,831
SOH/AGL Deduction		12,567
ASSESSED VALUE		340,264
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		290,264
TOTAL JUST VALUE		352,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109600	REPAIR/RRF	12,700	09/01/2021
96-2997	SWIM POOL	8,650	07/17/1996
2675	H/AC	3,000	08/09/1988
3135	NEW CONSTR	2,900	07/20/1988
5033	NEW CONSTR	65,000	07/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/0260	10/04/2021	QC	U	I	11	100
GRANTOR: LATTANZI MARTY						
GRANTEE: LATTANZI MARTY & NA						
2498/0096	9/17/2021	WD	Q	I	01	385,000
GRANTOR: BROESEKER PERRY B & R						
GRANTEE: LATTANZI MARTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S27 E18 FOP=[YR=1993] E10 U3 L3 W7 S3$
N3 E7 R3 D3 S5 FGR=[YR=1993] S21 E10 S4 E16 N18
STP=[YR=1993] E4 N6 W4 S6$ N7 W26$ E26 N32$.

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	0812	CONCRETE C	0	100	0	0	1,595.00	SF	4.00	4.00	100	1988	1988	3	54.5	3,477	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0845	KOOL DECK	0	100	0	0	837.00	SF	7.25	7.25	100	1996	1996	3	72	4,369	
4	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	1996	1996	3	20	7,650	
5	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	1996	1996	3	72	2,486	
6	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2012	2012	3	55	1,980	

LAND DESCRIPTION

TOTAL OB/XF 22,202

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS