

LOT 58
IN OR 1985/1291
OR 1830/710 & OR 1830/711

ABERNETHY MARK A JR/ABERNETHY JEREMY N
94078 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4013.00	

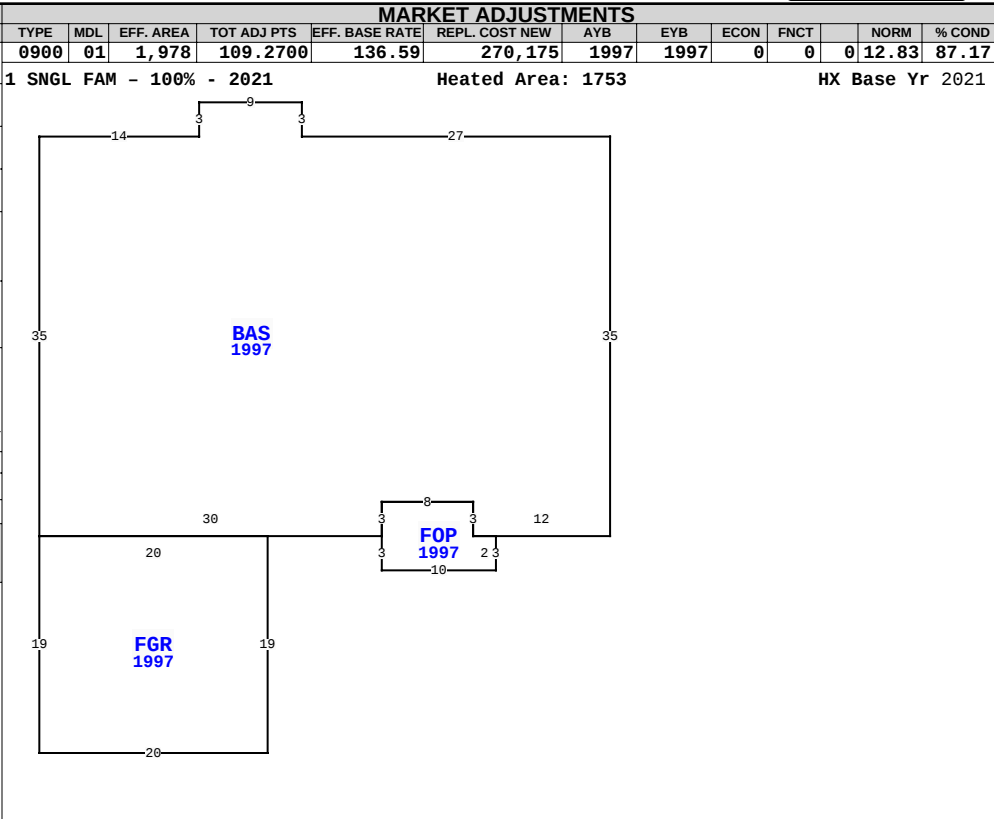
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100	1,753	208,722
FGR	380	55	209	24,884
FOP	54	30	16	1,905

TOTALS	2,187		1,978	235,512
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,246.00	SF	4.00	4.00
3	0911	SCRN RM A	0 100	0	0	131.00	SF	17.50	17.50
4	0861	POOL GUNIT	0 100	32	16	448.00	SF	85.00	85.00
5	0911	SCRN RM A	0 100	34	29	986.00	SF	17.50	17.50
6	0845	KOOL DECK	0 100	0	0	567.00	SF	7.25	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



94078 SUMMER TRC, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0812	CONCRETE C	0 100	0	0	1,246.00	SF	4.00	4.00	100	1997	1997	3	73	3,638	
3	0911	SCRN RM A	0 100	0	0	131.00	SF	17.50	17.50	100	1999	1999	3	20	459	
4	0861	POOL GUNIT	0 100	32	16	448.00	SF	85.00	85.00	100	2000	2000	3	25	9,520	
5	0911	SCRN RM A	0 100	34	29	986.00	SF	17.50	17.50	100	2000	2000	3	20	3,451	
6	0845	KOOL DECK	0 100	0	0	567.00	SF	7.25	7.25	100	2000	2000	3	79	3,247	

TOTAL OB/XF										23,115									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										235,512									
TOTAL MARKET OB/XF VALUE										23,115									
TOTAL LAND VALUE - MARKET										75,000									
TOTAL MARKET VALUE										333,627									
SOH/AGL Deduction										95,536									
ASSESSED VALUE										238,091									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										188,091									
TOTAL JUST VALUE										333,627									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										312,818									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018029	XFOB	3,500	03/01/2001
B007776	SWIM POOL	15,000	11/01/2000
B9704067	NEW CONSTR	65,459	07/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1985/1291	6/15/2015	WD	U	I	30	40,000	
GRANTOR: NORTHY PARTNERS LLC							
GRANTEE: ABERNETHY MARK A JR							
1846/0830	3/19/2013	FJ	U	I	11	0	
GRANTOR: NORMAND ROBERT FRANKL							
GRANTEE: NORMAND ROBERT F JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W27 N3 W9 S3 W14 S35 FGR=[YR=1997] S19 E20 N19 W20\$ E30 FOP=[YR=1997] S3 E10 N3 W2 N3 W8S3\$ N3 E8 S3 E12 N35\$.									

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