

LOT 63
IN OR 786/345
OTTER RUN PB 5/156

VENDOLA JAMIE M
94015 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0063-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

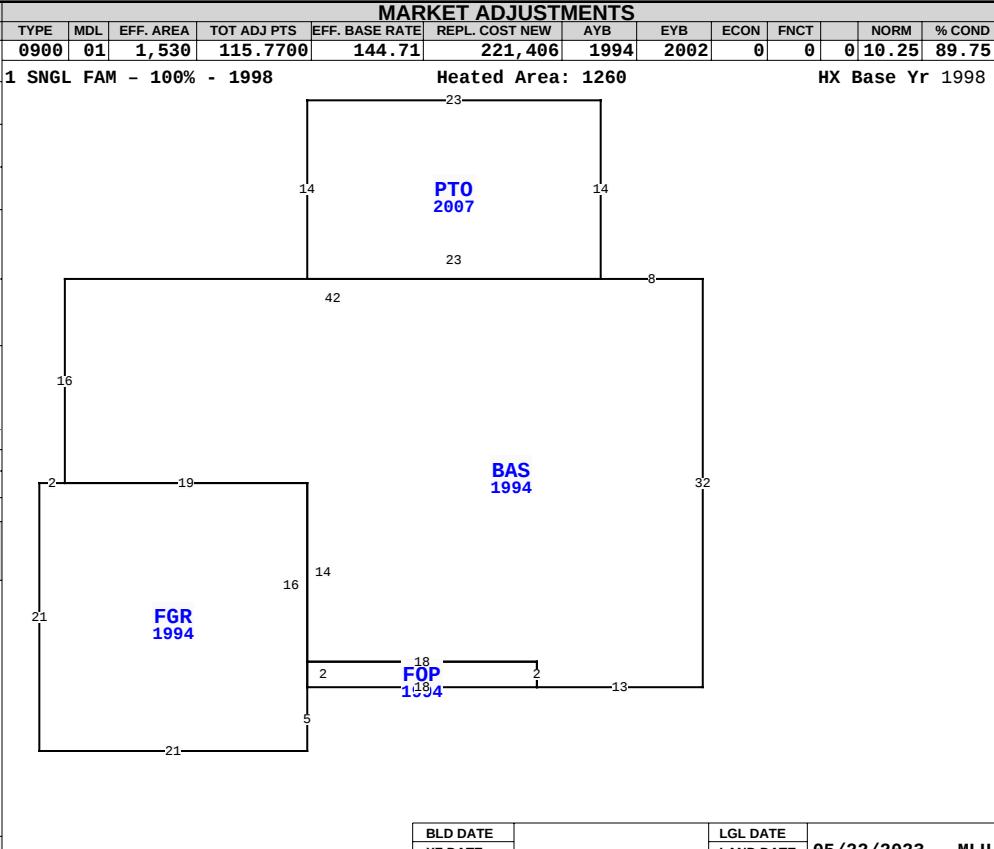
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	163,646
FGR	441	55	243	31,561
FOP	36	30	11	1,429
PTO	322	5	16	2,078
TOTALS	2,059		1,530	198,712

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	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	1994	1994	3	68	2,659	
2	0810	CONCRETE A	0	100	13	5	65.00	SF	5.20	5.20	100	2000	2000	3	79	267	
3	0476	VF 6 SBPL	0	100	0	0	38.00	LF	32.00	32.00	100	2007	2007	3	72	876	

LAND DESCRIPTION

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	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							



94015 SUMMER TRC, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/22/2023	MLU
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				198,712			
TOTAL MARKET OB/XF VALUE				3,802			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				277,514			
SOH/AGL Deduction				157,148			
ASSESSED VALUE				120,366			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				70,366			
TOTAL JUST VALUE				277,514			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				259,243			