

LOT 7
IN OR 2518/641
NORTH SHORE SUB PB 5/255-256

MARTINEZ REBEKAH/NEILSON DAVID
94146 SUMMER BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5340-0007-0000



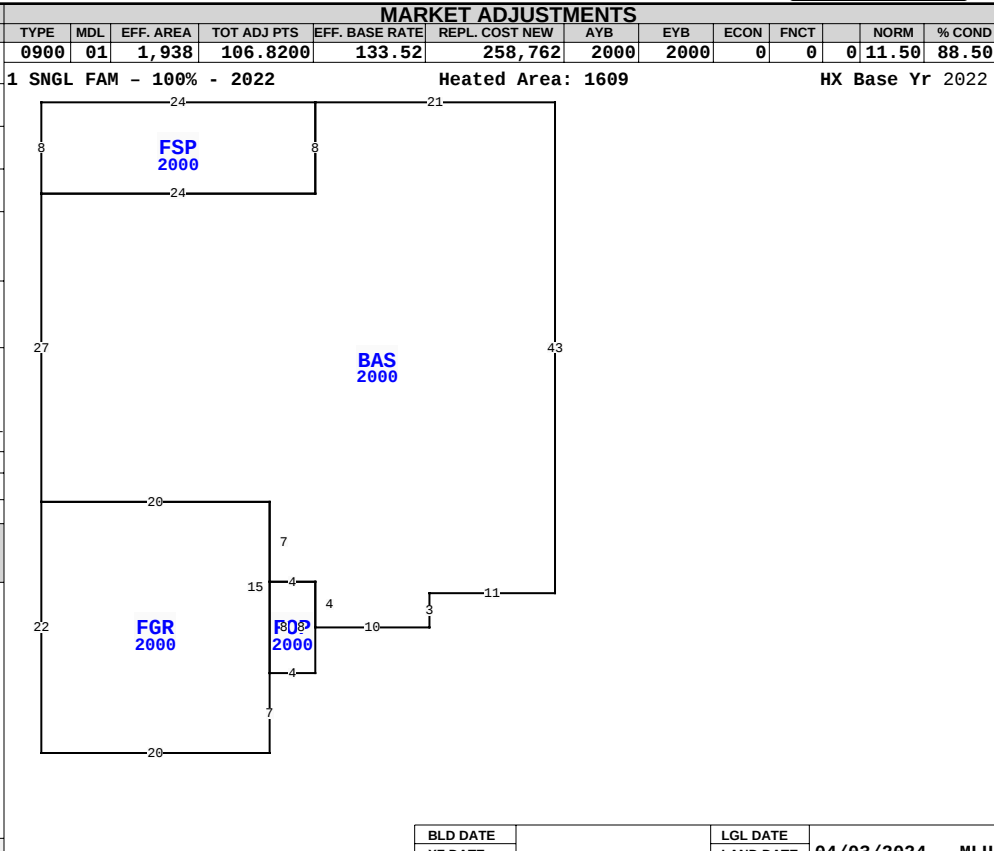
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,609	100	1,609	190,128
FGR	440	55	242	28,596
FOP	32	30	10	1,181
FSP	192	40	77	9,099
TOTALS	2,273		1,938	229,004

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000
2	0810	CONCRETE A	0 100	39	4	156.00	SF	6.50	6.50	100	2000
3	0811	CONCRETE B	0 100	0	0	1,493.00	SF	5.20	5.20	100	2000

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



94146 SUMMER BREEZE DR, FERNANDINA BEACH											
BLD DATE: 04/03/2024 MLU											
TOTAL OB/XF 9,874											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		229,004	
TOTAL MARKET OB/XF VALUE		9,874	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		333,878	
SOH/AGL Deduction		40,614	
ASSESSED VALUE		293,264	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		243,264	
TOTAL JUST VALUE		333,878	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,790	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
994126	NEW CONSTR	136,000	12/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2518/0641	12/02/2021	PR U	I	11		100	
GRANTOR: DAW SARA E & DAY MCKO							
GRANTEE: MARTINEZ REBEKAH &							
2518/0639	12/02/2021	WD Q	I	01		330,000	
GRANTOR: DAW SARA E							
GRANTEE: MARTINEZ REBEKAH &							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2000] W21 FSP=[YR=2000] W24 S8 E24 N8 \$ S8 W24 S27 FGR=[YR=2000] S22 E20 N7 FOP=[YR=2000] E4 N8 W4 S8 \$ N15 W20 \$ E20 S7 E4 S4 E10 N3 E11 N43 \$.											