



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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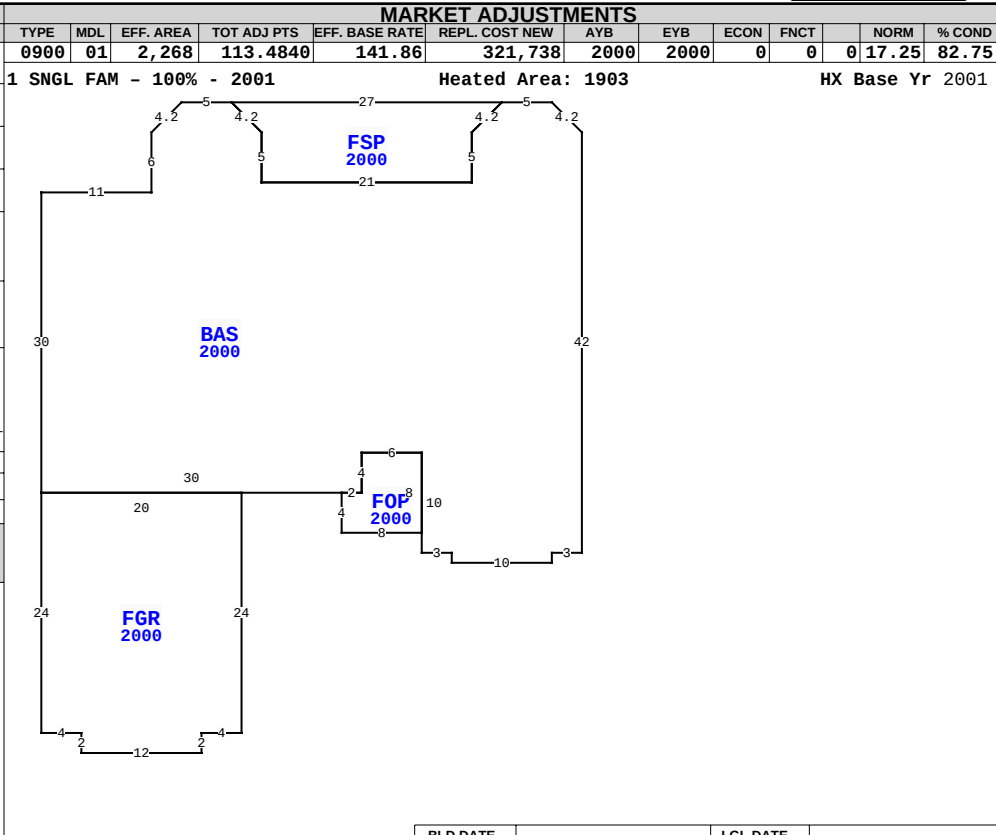
NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100	1,903	223,392
FGR	504	55	277	32,517
FOP	56	30	17	1,996
FSP	177	40	71	8,335

TOTALS	2,640		2,268	266,238
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0 100	0	0	1,705.00	SF	5.20	5.20	
3	0810	CONCRETE A	0 100	74	3	222.00	SF	6.50	6.50	
4	1127	BRICK 8"	0 100	14	5	70.00	SF	11.00	11.00	

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



94166 SUMMER BREEZE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	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	2000	2000	3	84	2,940	
2	0811	CONCRETE B	0 100	0	0	1,705.00	SF	5.20	5.20	100	2000	2000	3	79	7,004	
3	0810	CONCRETE A	0 100	74	3	222.00	SF	6.50	6.50	100	2000	2000	3	79	1,140	
4	1127	BRICK 8"	0 100	14	5	70.00	SF	11.00	11.00	100	2000	2000	3	94	724	

TOTAL OB/XF											11,808					
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				277,538	
TOTAL MARKET OB/XF VALUE				11,808	
TOTAL LAND VALUE - MARKET				95,000	
TOTAL MARKET VALUE				384,346	
SOH/AGL Deduction				203,568	
ASSESSED VALUE				180,778	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				130,778	
TOTAL JUST VALUE				384,346	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				358,568	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005805	GARAGE	26,565	10/01/2020
R1707050	REPAIR/RRF	10,985	11/01/2017
996445	NEW CONSTR	173,000	10/01/1999

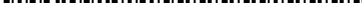
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/0466	5/24/2022	WD	U	I	11	100
GRANTOR: NANCE RAYMOND W JR &						
GRANTEE: PICKETT NIKKI L						
0947/1345	8/31/2000	WD	U	V	07	100
GRANTOR: COFFEY BERNARD A & TE						
GRANTEE: NANCE RAYMOND W JR						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2000] U3 L3 W5 FSP=[YR=2000] W27 D3 R3 S5 E21 N5 U3 R3 \$ D3 L3 S5 W21 N5 U3 L3 W5 D3 L3 S6 W11 S30 FGR=[YR=2000] S24 E4 S2 E12 N2 E4 N24 W20 \$ E30 FOP=[YR=2000] S4 E8 N8 W6 S4 W2 \$ E2 N4 E6 S10 E3 S1 E10 N1 E3 N42\$.																

**NANCE RAYMOND JR & NANCY P L/E/
94166 SUMMER BREEZE DRIVE
FERNANDINA BEACH, FL 32034**

2024

[illegible]