LOT 9
IN OR 1375/808
NORTH SHORE SUB PB 5/255-256

FEAKES NICHOLAS E & CERIS ANN
94184 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5340-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

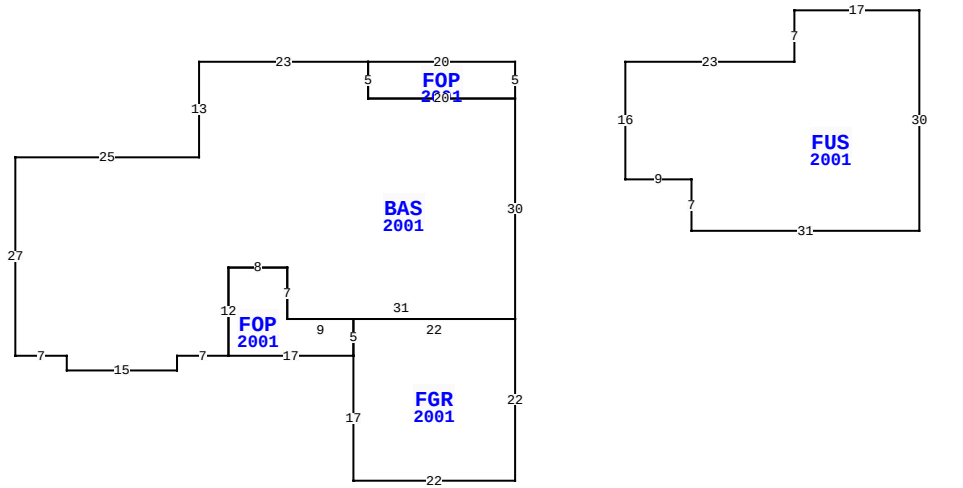
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,074	100	2,074	232,422
FGR	484	55	266	29,809
FOP	100	30	30	3,362
FOP	141	30	42	4,706
FUS	976	100	976	109,376
TOTALS	3,775		3,388	379,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,388	101.0160	126.27	427,803	2000	2000	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2006 Heated Area: 3050 HX Base Yr 2006



94184 SUMMER BREEZE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		379,675
TOTAL MARKET OB/XF VALUE		9,150
TOTAL LAND VALUE - MARKET		166,250
TOTAL MARKET VALUE		555,075
SOH/AGL Deduction		319,616
ASSESSED VALUE		235,459
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,459
TOTAL JUST VALUE		555,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24180	REMODEL	1,800	12/01/2010
9906012	NEW CONSTR	150,000	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0808	12/20/2005	WD	Q	I		509,000
GRANTOR: BURLEIGH JAMES S & JU						
GRANTEE: FEAKES NICHOLAS E &						
0967/1477	1/23/2001	WD	U	V	01	100
GRANTOR: HOBBS LINDA SUE & THO						
GRANTEE: BURLEIGH JAMES S &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W20 BAS=[YR=2001] W23 S13 W25 S27 E7 S2 E15 N2 E7 FOP=[YR=2001] E17 FGR=[YR=2001] S17 E22 N22 W22 S5$ N5 W9 N7 W8 S12$ N12 E8 S7 E31 N30 W20 N5$ S5 E20 N5$ PTR=E15 FUS=[YR=2001] E23 N7 E17 S30 W31 N7 W9 N16 $W15$.

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	2,372.00	SF	4.00	4.00	100	2001	2001	3	80	7,590	
2	0820	WOOD WALK	0	100	0	0	117.00	SF	11.75	11.75	100	2001	2001	3	40	550	
3	1242	WD DECK A	0	100	0	0	505.00	SF	10.00	10.00	100	2002	2002	3	20	1,010	

LAND DESCRIPTION

TOTAL OB/XF 9,150

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	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.95	175,000.00	166,250.00	166,250							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 166,250 Market: 0 Agricultural: 0 Common: 166,250 PRINTED 08/06/2024 BY SYS