LOT 13
NORTH SHORE SUB PB 5/255-256

CHUNG DANNY C & KATE E
94250 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5340-0013-0000

BUILDING CHARACTERISTICS

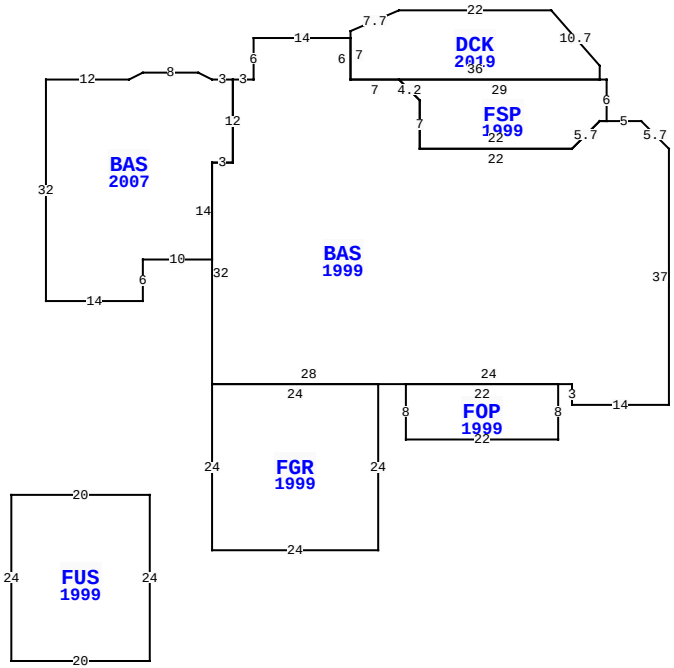
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,670	100	2,670	316,444
BAS	754	100	754	89,363
DCK	322	10	32	3,793
FGR	576	55	317	37,570
FOP	176	30	53	6,282
FSP	263	40	105	12,444
FUS	480	100	480	56,889
TOTALS	5,241		4,411	522,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,411	104.1920	130.24	574,489	1999	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2024 Heated Area: 3904 HX Base Yr 2024



94250 SUMMER BREEZE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		522,785
TOTAL MARKET OB/XF VALUE		13,585
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		711,370
SOH/AGL Deduction		0
ASSESSED VALUE		711,370
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		661,370
TOTAL JUST VALUE		711,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		673,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18344	ADDITION	75,000	11/01/2006
M12235	MECH OTHER	0	11/01/2006
9905812	NEW CONSTR	150,000	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/654	8/15/2023	WD	U	I	30	603,000
GRANTOR: MCDONALD CLIFTON A &						
GRANTEE: CHUNG DANNY C & KAT						
0995/1494	7/05/2001	WD	Q	I		365,000
GRANTOR: BRUTON ROBERT L & SON						
GRANTEE: MCDONALD CLIFTON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] L4 U4 W5 FSP=[YR=1999] N6 W1 DCK=[YR=2019] N2 L7 U8 W22 D3 L7 S7 E36$ W29 D3 R3 S7 E22 R4 U4 E1$ W1 D4 L4 W22 N7 L3 U3 W7 N6 W14 S6 W3 BAS=[YR=2007] W3 L2 U1 W8 L2 D1 W12 S32 E14 N6 E10 N14 E3 N12$ S12 W3 S32 FGR=[YR=1999] S24 E24 N24 W24$ E28 FOP=[YR=1999] S8 E22 N8 W22 $ E24S3 E14 N37$ PTR= S50 W75 FUS=[YR=1999] S24 W20 N24 E20$ N50 E75 $.

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	0810	CONCRETE A	0	100	78	3	234.00	SF	6.50	6.50	100	1999	1999	3	77	1,171	
2	0810	CONCRETE A	0	100	0	0	1,890.00	SF	6.50	6.50	100	1999	1999	3	77	9,459	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
4	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00	100	1999	1999	3	20	50	

LAND DESCRIPTION

TOTAL OB/XF 13,585

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	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 11/22/2019 BY KWNW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS