

LOT 14
IN OR 2074/1111
NORTH SHORE SUB PB 5/255-256

BENNETT MATTHEW J & HEATHER L
94272 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5340-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	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

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Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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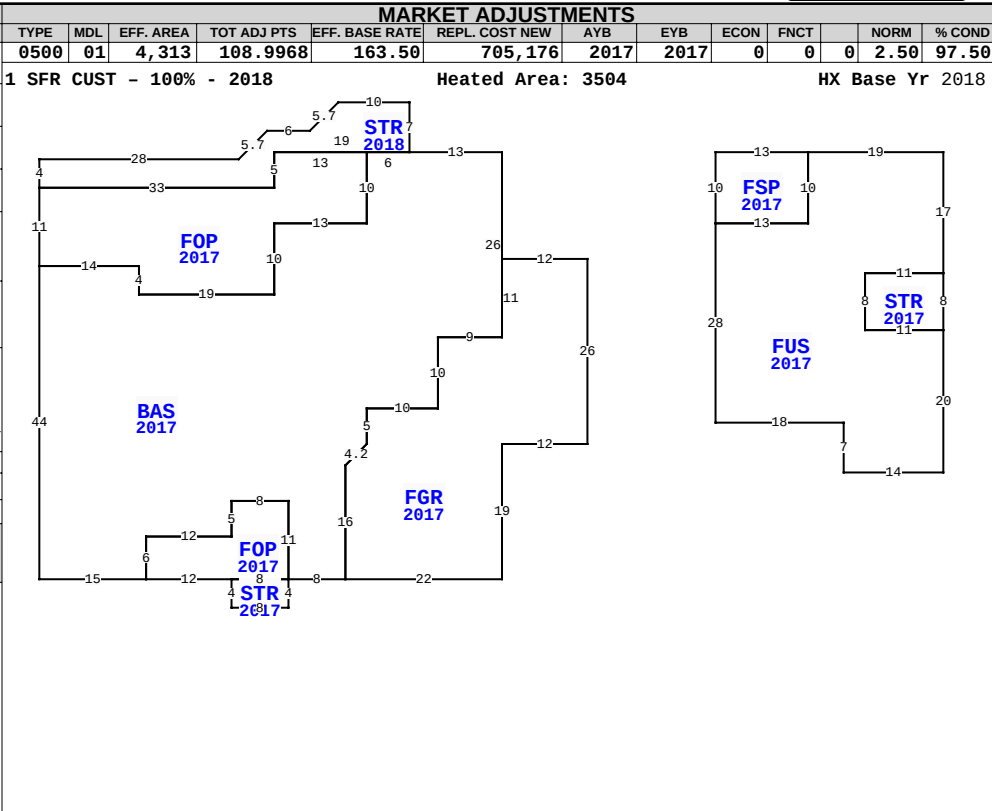
NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,408	100	2,408	383,865
FGR	911	55	501	79,866
FOP	160	30	48	7,652
FOP	569	30	171	27,260
FSP	130	40	52	8,289
FUS	1,096	100	1,096	174,716
STR	32	10	3	479
STR	88	10	9	1,435
STR	249	10	25	3,986

TOTALS	5,643		4,313	687,547
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50
3	0812	CONCRETE C	0	100	0	0	2,035.00	SF	4.00
4	0861	POOL GUNIT	0	100	32	15	480.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	840.00	SF	10.00
6	0462	ST/AL FNC	0	100	360	0	1,440.00	SF	10.00
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00



94272 SUMMER BREEZE DR, FERNANDINA BEACH
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TOTAL OB/XF														
67,883														

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67,883														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			687,547
TOTAL MARKET OB/XF VALUE			67,883
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			930,430
SOH/AGL Deduction			410,022
ASSESSED VALUE			520,408
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			470,408
TOTAL JUST VALUE			930,430
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			776,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B184038	SWIM POOL	65,000	04/20/2018
C1700589	CO ISSUED	0	10/18/2017
1700589	NEW CONSTR	454,376	11/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2074/1111	9/26/2016	WD	Q	V	01
GRANTOR: RATHGEBER SITA K					SALE PRICE
GRANTEE: BENNETT MATTHEW J &					100,000
1176/0282	9/30/2003	WD	U	V	01
GRANTOR: RATHGEBER GARTH W & S					
GRANTEE: RATHGEBER SITA K					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W13 STR=[YR=2018] N7 W10 D4 L4 W6 D4 L4 W28 S4 E33 N5 E19\$ W6FOP=[YR=2017] W13 S5 W33 S11 E14 S4 E19 N10 E13 N10\$ S10 W13 S10 W19 N4 W14 S44 E15 FOP=[YR=2017] E12 STR=[YR=2017] S4 E8 N4 W8\$ E8 N11 W8 S5 W12 S6\$N6 E12 N5 E8 S11 E8 FGR=[YR=2017] E22 N19 E12 N26 W12 S11 W9 S10W10 S5 L3 D3 S16\$ N16 U3 R3 N5 E10 N10 E9 N26\$ PTR= E30 FSP=[YR=2017] E13 FUS=[YR=2017] E19 S17 STR=[YR=2017] S8 W11 N8 E11\$ W11 S8E11 S20 W14 N7 W18 N28 E13 N10\$ S10 W13 N10\$ W30\$.									