

LOT 16
IN OR 2216/155
NORTH SHORE SUB PB 5/255-256

INGLIS NICHOLAS & KATHLEEN H
94306 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5340-0016-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05	Quality Level 05	
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	3,201	100	3,201	491,948
FGR	666	55	366	56,249
FOP	82	30	25	3,842
FOP	552	30	166	25,511
STP	99	10	10	1,537
STR	44	10	4	614
UOP	1,190	20	238	36,577
TOTALS	5,834		4,010	616,281

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0812
3	0600
4	0855
5	1126
6	0861
7	0911

LAND DESCRIPTION	
L N	USE CODE
1	000116

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,010	109.5776	164.37	659,124	2007	2010	0	0	6.50	93.50
1 SFR CUST - 100% - 2019 Heated Area: 3201 HX Base Yr 2019											
94306 SUMMER BREEZE DR, FERNANDINA BEACH											

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UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185								
3,539.00	SF	4.00	4.00	100	2007	2007	3	88	12,457								
1.00	UT	5,000.00	5,000.00	100	2007	2007	3	31	1,550								
78.00	SF	7.00	7.00	100	2007	2007	3	88	480								
84.00	SF	8.00	8.00	100	2007	2007	3	88	591								
420.00	SF	85.00	85.00	100	2020	2020	3	93	33,201								
1,610.00	SF	17.50	17.50	100	2020	2020	3	90	25,358								

TOTAL OB/XF													76,822			
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000.00				
										</						

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		633,645	
TOTAL MARKET OB/XF VALUE		76,822	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		885,467	
SOH/AGL Deduction		298,289	
ASSESSED VALUE		587,178	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		537,178	
TOTAL JUST VALUE		885,467	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		791,382	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002949	SCRN ENCLSRE	13,600	04/30/2020
M2003026	H/AC	0	04/07/2020
B2001065	SWIM POOL	69,750	02/01/2020
B1909597	GARAGE	38,240	02/01/2019
B1631740	REMODEL	85,000	02/01/2016
M10174	MECH OTHER	0	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2216/0155	8/02/2018	WD Q	I	01	
GRANTOR: LAWSON DEBRA A & NANC					
GRANTEE: INGLIS NICHOLAS H &					
1524/0286	9/10/2007	WD Q	I		
GRANTOR: AMELIA DEVELOPMENT CO					
GRANTEE: LAWSON DEBRA A & NA					

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2020] E70 N3 STR=[YR=2020] E4 N11 W4 S11\$ N20 W20 S19 W30 N14 E30 N5 W50 S23\$ BAS=[YR=2007] S14 D4 L4 S11 D4 R4 S18 FGR=[YR=2007] S30 E11 N2 E12 N28 W23 \$ E24 S5 E1 S2 E8 N2 E1 FOP=[YR=2007] S5 STP=[YR=2007] S9 E11N9W11 \$ E11 N5 W1 N3 W9 S3 W1 \$ E1 N3 E9 S3 E2 S2 E8 N2 E14 N56 W15 FOP=[YR=2007] W36 S12 E9 D5 R6 E21 N17\$ S17 W21 U5 L6 W9 N12 W17\$.	

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