

LOT 17
IN OR 2070/1985
NORTH SHORE SUB PB 5/255-256

CORDLE KAREN S L/E/
94310 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5340-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	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	2,763	100	2,763	307,399
FGR	720	55	396	44,057
FOP	24	30	7	779
FSP	397	40	159	17,690
PTO	96	5	5	556
PTO	672	5	34	3,783
UST	70	45	32	3,560

TOTALS	4,742		3,396	377,824
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	6,247.00	SF	4.00
3	0812	CONCRETE C	0	100	0	0	5,831.00	SF	4.00

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

REVIEW DATE	12/02/2019	BY	KW
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,396	102.3040	127.88	434,280	1997	1997	0	0
1 SNGL FAM - 100% - 1998 Heated Area: 2763 HX Base Yr 1998									
94310 SUMMER BREEZE DR, FERNANDINA BEACH									

TOTAL OB/XF									
38,068									

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38,068									

REVIEW DATE	12/02/2019	BY	KW
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Total Acres: 0.00	Total Land Value: 175,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	377,824		
TOTAL MARKET OB/XF VALUE	38,068		
TOTAL LAND VALUE - MARKET	175,000		
TOTAL MARKET VALUE	590,892		
SOH/AGL Deduction	333,418		
ASSESSED VALUE	257,474		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	207,474		
TOTAL JUST VALUE	590,892		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	560,077		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01753	NEW CONSTR	103,522	03/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2070/1985	9/12/2016	QC	U	I	11
GRANTOR: CORDLE KAREN S					
GRANTEE: CORDLE KAREN S L/E					
1566/0004	5/12/2008	QC	U	I	01
GRANTOR: CORDLE DAVID					
GRANTEE: CORDLE KAREN S					

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1997] W42 S15 BAS=[YR=1997] W19 UST=[YR=1997] W5 S14 E5 N14\$ S15 W5 S35 PTO=[YR=1997] W6 S16 E6 FGR=[YR=1997] S20 E20 N36 W20 S16\$ N16\$E32 FOP=[YR=1997] E6 N4 W6 S4\$ N4 E6 S4 E28 N41 FSP=[YR=1997] N8 W42 S8 E10 D3 R3 S5 E7 N8 E22\$ W22 S8 W7 N5 L3 U3 W10 N9\$ S1 E42 N16\$.									

TOTAL OB/XF									
38,068									

REVIEW DATE	12/02/2019	BY	KW
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Total Acres: 0.00	Total Land Value: 175,000	Market: 0	Agricultural: 0
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Common: 175,000	PRINTED 08/06/2024 BY SYS
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