LOT 29
IN OR 1178/1156
NORTH SHORE SUB PB 5/255-256

TURNER JOHN C & JENNIFER H
94095 SUMMER BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5340-0029-0000

BUILDING CHARACTERISTICS

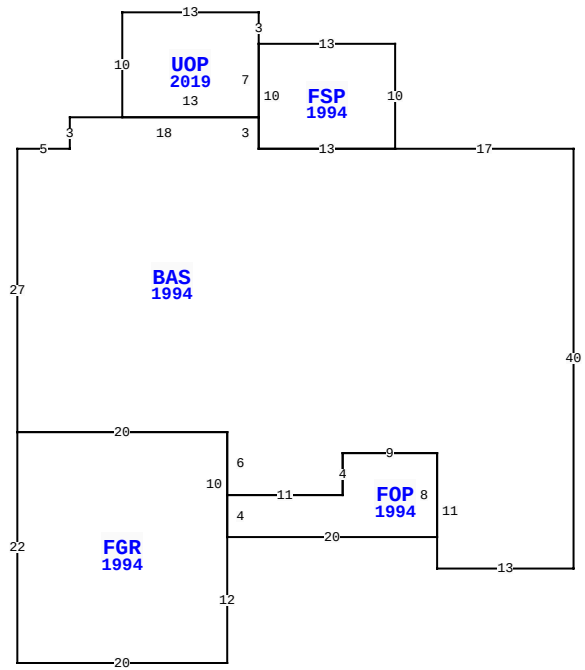
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1,738	100	1,738	203,494
FGR	440	55	242	28,335
FOP	116	30	35	4,098
FSP	130	40	52	6,089
UOP	130	20	26	3,044
TOTALS	2,554		2,093	245,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,093	105.8400	132.30	276,904	1994	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2004 Heated Area: 1738 HX Base Yr 2004



94095 SUMMER BREEZE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 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		264,364
TOTAL MARKET OB/XF VALUE		16,789
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		376,153
SOH/AGL Deduction		199,996
ASSESSED VALUE		176,157
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,157
TOTAL JUST VALUE		376,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615164	ROOF	8,200	07/01/2016
R11760	REPAIR/RRF	800	02/01/2009
94-01152	NEW CONSTR	87,600	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1178/1156	10/07/2003	WD	Q	I		183,000
GRANTOR: CARRIGAN RODERICK R &						
GRANTEE: TURNER JOHN C & JEN						
0704/1365	5/16/1994	WD	Q	V		17,500
GRANTOR: BEATON ERNEST III & J						
GRANTEE: CARRIGAN RODERICK &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W17 FSP=[YR=1994] N10 W13 UOP=[YR=2019] N3 W13 S10 E13 N7$ S10 E13 $ W13 N3 W18 S3 W5S27 FGR=[YR=1994] S22E20 N12FOP=[YR=1994] E20 N8 W9 S4 W11 S4 $ N10 W20 $ E20 S6 E11 N4 E9 S11 E13 N40 $.

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	1,449.00	SF	4.00	4.00	100	1994	1994	3	68	3,941	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1994	1994	3	20	864	
3	0855	CONC PAVER	0	100	0	0	280.00	SF	10.00	10.00	100	2003	2003	3	83	2,324	
4	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	2001	2001	3	80	1,040	
5	0810	CONCRETE A	0	100	0	0	348.00	SF	6.50	6.50	100	2004	2004	3	84	1,900	
6	0812	CONCRETE C	0	100	0	0	1,166.00	SF	4.00	4.00	100	2009	2009	3	90	4,198	
7	0858	SCULP CONC	0	100	10	20	200.00	SF	13.00	13.00	100	2009	2009	3	97	2,522	

LAND DESCRIPTION

TOTAL OB/XF 16,789

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 11/25/2019 BY KWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

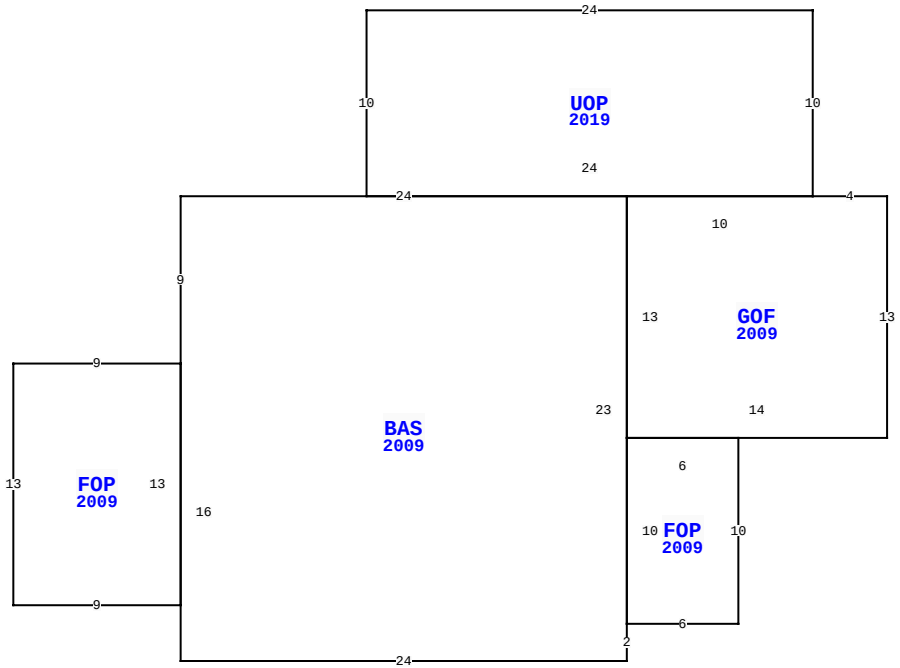
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 90
Interior Wall	05	DRYWALL 10
Interior Floo	03	CONC FINSH 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	600	100	600	12,467
FOP	60	30	18	374
FOP	117	30	35	727
GOF	182	125	228	4,738
UOP	240	20	48	997
TOTALS	1,199		929	19,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	929	72.4086	25.34	23,541	2009	2009	0	0	0	18.00	82.00

2 GARAGE RES – 100% - 2004 Heated Area: 782 HX Base Yr 2004



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GRANTOR: BEATON ERNEST III & J						
GRANTEE: CARRIGAN RODERICK &						

BUILDING NOTES

BUILDING DIMENSIONS

GOF=[YR=2009] W4 UOP=[YR=2019] N10 W24 S10 E24$ W10
BAS=[YR=2009] W24 S9 FOP=[YR=2009] W9 S13 E9 N13$ S16 E24 N2
FOP=[YR=2009] E6 N10 W6 S10$ N23$ S13 E14 N13$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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