LOT 30
IN OR 2302/248
NORTH SHORE SUB PB 5/255-256

TOMBARELLO SUSAN HALL &/HAY JOHN S III
11757 WORDSWORTH CT
JACKSONVILLE, FL 32223-0822

2024

46-3N-28-5340-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

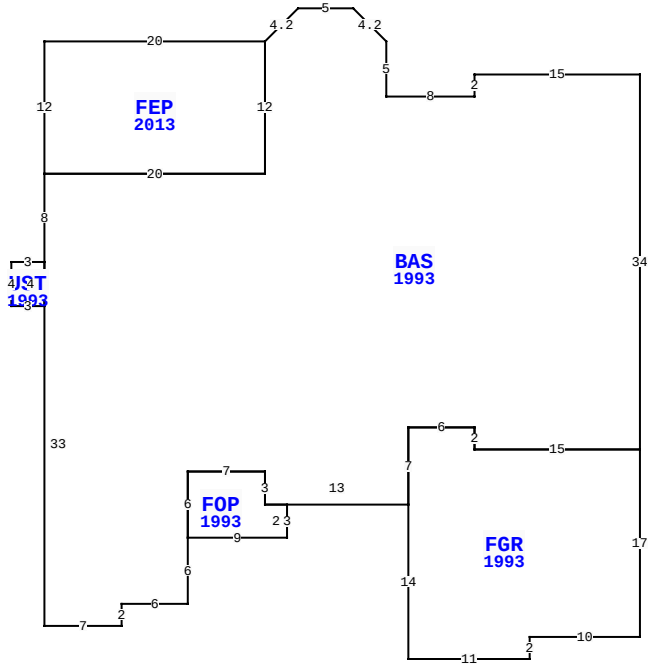
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,960	100	1,960	230,608
FEP	240	80	192	22,590
FGR	391	55	215	25,296
FOP	48	30	14	1,647
UST	12	45	5	588
TOTALS	2,651		2,386	280,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,386	110.7400	138.42	330,270	1993	1993	0	0	0	15.00	85.00

1 SNGL FAM – 0% - 0 Heated Area: 1960 HX Base Yr



94135 SUMMER BREEZE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	291,272
TOTAL MARKET OB/XF VALUE	28,588
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	414,860
SOH/AGL Deduction	0
ASSESSED VALUE	414,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	414,860
TOTAL JUST VALUE	414,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	388,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13133	RE-ROOF	14,483	09/03/2012
996688	GARAGE	15,600	12/01/1999
0479	NEW CONSTR	87,345	08/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2302/0248	8/27/2019	LE	U	I	11	100
GRANTOR: BRECHLER SHIRLEY A						
GRANTEE: HAY JOHN S III & SU						
1350/1758	9/19/2005	WD	U	I	01	60,100
GRANTOR: BRECHLER ROBERT A						
GRANTEE: BRECHLER ROBERT A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S2 W8 N5 U3 L3 W5 D3 L3 FEP=[YR=2013] W20 S12 E20 N12 $ S12 W20 S8 UST=[YR=1993] W3 S4 E3 N4 $ S33 E7 N2 E6 N6 FOP=[YR=1993] E9 N3 W2 N3 W7 S6 $ N6 E7 S3 E13 FGR=[YR=1993] S14 E11 N2 E10 N17 W15 N2 W6 S7 $ N7 E6 S2 E15 N34 $.

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	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	5,180	
2	0845	KOOL DECK	0	0	0	0	448.00	SF	7.25	7.25	100	1993	1993	3	66	2,144	
3	0861	POOL GUNIT	0	0	14	26	364.00	SF	85.00	85.00	100	1993	1993	3	20	6,188	
4	0812	CONCRETE C	0	0	0	0	1,785.00	SF	4.00	4.00	100	1993	1993	3	66	4,712	
5	0910	SCRN RM L	0	0	24	30	720.00	SF	15.00	15.00	100	1993	1993	3	20	2,160	
6	0825	BRICK	0	0	0	0	262.00	SF	12.50	12.50	100	1994	1994	3	90	2,948	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	20	400	
8	0812	CONCRETE C	0	0	0	0	1,400.00	SF	4.00	4.00	100	2000	2000	3	79	4,424	
9	0351	CARPORT MT	0	0	12	18	216.00	SF	10.00	10.00	100	2001	2001	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 28,588

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	0		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 11/26/2019 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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2024

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NASSAU COUNTY PROPERTY

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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

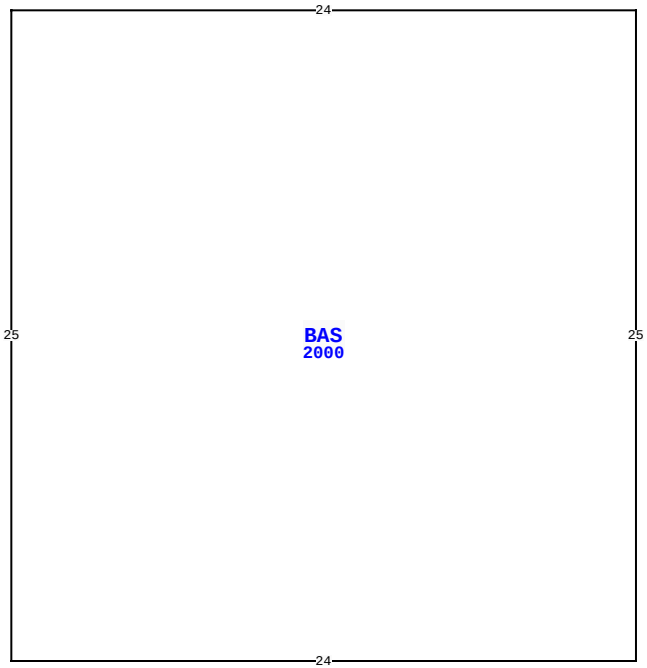
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	10,542
TOTALS	600		600	10,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	79.6950	27.89	16,734	2000	2000	0	0	0	37.00	63.00

2 GARAGE RES – 0% - 0 Heated Area: 600 HX Base Yr



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GRANTOR: BRECHLER ROBERT A						
GRANTEE: BRECHLER ROBERT A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 S25 E24 N25 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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