

LOT 32
IN OR 716 PG 532
NORTH SHORE SUB PB 5/255-256

HERNANDEZ ISMAEL O & BELEN
94211 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5340-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,039	100	2,039	254,794
FEP	424	80	339	42,361
FGR	460	55	253	31,615
FOP	106	30	32	3,999
PTO	108	5	5	624

TOTALS	3,137		2,668	333,395
--------	-------	--	-------	---------

EXTRA FEATURES

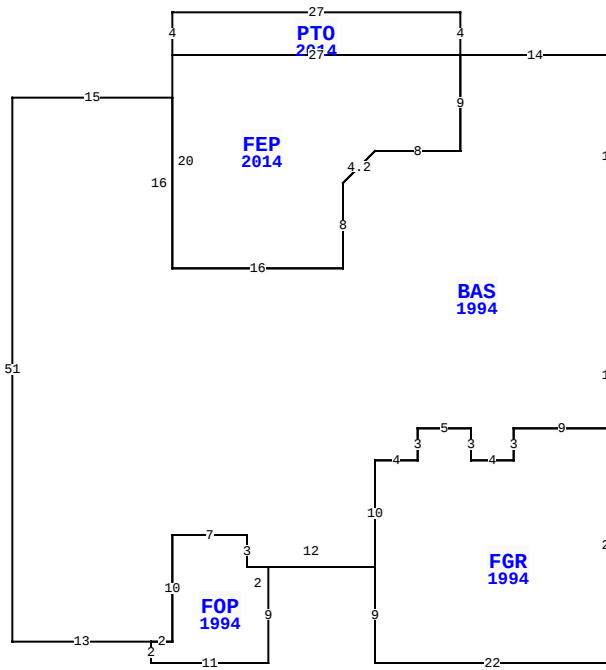
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,003.00	SF	5.20	5.20	100	2018	2018	3	97	5,059	
2	0811	CONCRETE B	0	100	0	0	874.00	SF	5.20	5.20	100	2018	2018	3	97	4,408	
3	0476	VF 6 SBPL	0	100	0	0	258.00	LF	32.00	32.00	100	2009	2009	3	76	6,275	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	76	456	
5	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	2021	2021	3	95	38,760	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
7	0911	SCRN RM A	0	100	0	0	1,530.00	SF	17.50	17.50	100	2021	2021	3	93	24,901	
8	0855	CONC PAVER	0	100	0	0	1,126.00	SF	10.00	10.00	100	2021	2021	3	99	11,147	
9	0855	CONC PAVER	0	100	0	0	255.00	SF	10.00	10.00	100	2021	2021	3	99	2,525	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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	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							

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,668	112.7040	140.88	375,868	1994	2000	0	0	0 11.30	88.70
1 SNGL FAM - 100% - 1995 Heated Area: 2039 HX Base Yr 1995											



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		333,395
TOTAL MARKET OB/XF VALUE		95,391
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		523,786
SOH/AGL Deduction		252,761
ASSESSED VALUE		271,085
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		216,085
TOTAL JUST VALUE		523,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111734	(17) WINDOWS	15,292	09/03/2021
B2102714	SCRN ENCLSR	14,985	03/08/2021
M2101341	H/AC	2,500	02/05/2021
B2009192	SWIM POOL	83,150	10/01/2020
R1706684	REPAIR/RRF	12,500	10/01/2017
B1429391	ADDITION	29,355	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0716/0532	10/17/1994	WD	Q	I		136,000
GRANTOR: SEAWARD HOMES INC						
GRANTEE: HERNANDEZ ISMAEL O						
0706/0890	6/07/1994	WD	Q	V		17,900
GRANTOR: CLIFTON DAN & TONYA						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W14PT0=[YR=2014] N4 W27 S4 E27\$ FEP=[YR=2014] W27S20E16 N8 R3 U3 E8 N9\$ S9 W8 D3 L3 S8 W16 N16 W15 S51 E13 FOP=[YR=1994] S2 E11 N9 W2 N3 W7 S10 W2 \$ E2 N10 E7 S3 E12 FGR=[YR=1994] S9 E22 N22 W9 S3 W4 N3 W5 S3 W4 S10\$ N10 E4 N3 E5 S3 E4 N3 E9 N10 E2 N6 W2 N19 \$.