LOT 3
OCEANSIDE #1 PB 5/321

OWENS STEVEN R & SUSAN V
3412 FAIRWAY LANE
DURHAM, NC 27712

2025

00-SB-30-1520-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

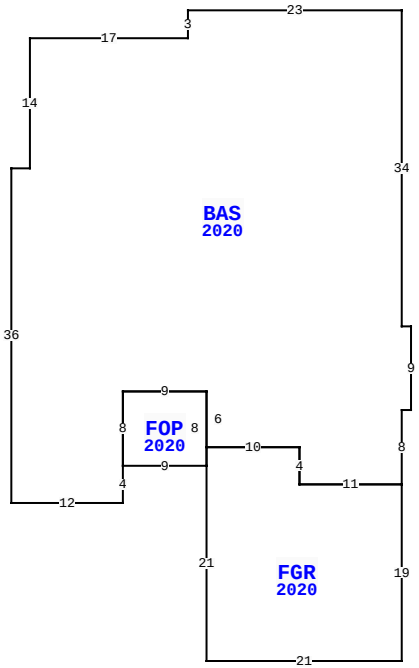
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	2020	1,960	486,807
FGR	439	55	2020	241	59,857
FOP	72	30	2020	22	5,464
TOTALS	2,471			2,223	552,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,223	160.4064	253.44	563,397	2020	2020	0	0	0	2.00	98.00

2 SFR CUST – 100% - 2021 Heated Area: 1960 HX Base Yr 2021



4983 SUMMER BEACH BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		552,129
TOTAL MARKET OB/XF VALUE		19,909
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,072,038
SOH/AGL Deduction		572,526
ASSESSED VALUE		499,512
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		443,790
TOTAL JUST VALUE		1,072,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		946,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006706	NEW CONSTR	268,234	06/24/2019
B1902971	DEMOLITION	0	04/11/2019
B9906650	ADDITION	5,500	12/01/1999
8031	REMODEL	4,000	04/24/1992
7453	NEW CONSTR	80,000	08/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/1424	2/19/2025	WD	Q	I	02	1,350,000
GRANTOR: LOW ELIZABETH						
GRANTEE: OWENS STEVEN R & SU						
1976/1536	4/27/2015	WD	Q	I	01	479,000
GRANTOR: NISSLEY P ANTHONY & A						
GRANTEE: LOW JOHN LEWIS IV &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W23 S3 W17 S14 W2 S36 E12 N4 FOP=[YR=2020] E9
FGR=[YR=2020] S21 E21 N19 W11 N4 W10 S2 $ N8 W9 S8 $ N8 E9
S6 E10 S4 E11 N8 E1 N9 W1 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	0855	CONC PAVER	0	100	0	0	1,678.00	SF	10.00	10.00	100	2020	2020	3	98	16,444	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 19,909

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 01/08/2021 BY RK Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS