

LOT 5
IN OR 990/747
OCEANSIDE #1 PB 5/321

KRATZ GLENN R & JOAN M
4973 SUMMER BCH BLVD
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1520-0005-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8														
Exterior Wall	16	WD FR STUC 100	0500	11	2,935	132.7656	209.77	615,675	1991	1991	0	0	0	16.50	83.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2007													Heated Area: 2558													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2007													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	07	CORK/VTILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 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	1,567	100	1993	1,567	274,473																								
BAS	150	100	2005	150	26,274																								
BAS	322	100	2005	322	56,401																								
FGR	462	55	1993	254	44,490																								
FOP	44	30	1993	13	2,277																								
FSP	274	40	2005	110	19,268																								
FUS	519	100	1993	519	90,907																								
TOTALS	3,338			2,935	514,089																								
EXTRA FEATURES						4973 SUMMER BEACH BLVD, FERNANDINA BEACH																							
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380														
2	0855	CONC PAVER	0 100	0	0	1,243.00	SF	7.00	7.00	100	2009	2009	3	89	7,744														
TOTAL OB/XF 10,124																													
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													
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													
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS																													