

LOT 1
OCEANSIDE @ SUMMER BEACH 2
PB 5/342

FERRARO ROBERT P & THERESA A
4955 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1521-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

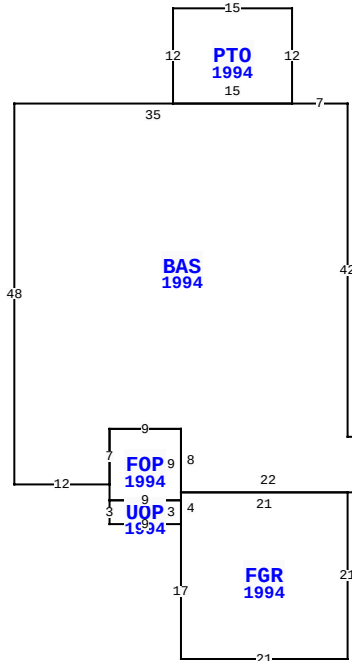
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,981	100	1994	1,981	387,521
FGR	441	55	1994	243	47,535
FOP	81	30	1994	24	4,695
PTO	180	5	1994	9	1,760
UOP	27	20	1994	5	978
TOTALS	2,710			2,262	442,490

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,042.00	SF	7.00	7.00
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,262	145.6594	230.14	520,577	1994	1994	0	0	0 15.00	85.00
1 SFR CUST - 100% - 2022						Heated Area: 1981			HX Base Yr 2022		



4955 SUMMER BEACH BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/14/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0855	CONC PAVER	0 100	0	0	1,042.00	SF	7.00	7.00	100	2013	2013	3	93	6,783	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	94	1,880	

TOTAL OB/XF										8,663									
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
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				442,490	
TOTAL MARKET OB/XF VALUE				8,663	
TOTAL LAND VALUE - MARKET				500,000	
TOTAL MARKET VALUE				951,153	
SOH/AGL Deduction				348,189	
ASSESSED VALUE				602,964	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				552,242	
TOTAL JUST VALUE				951,153	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				836,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24737	REMODEL	1,980	05/01/2011
B24565	REMODEL	23,300	04/01/2011
G01599	GAS	995	02/01/2011
B940597	NEW CONSTR	98,283	11/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2442/0630	3/12/2021	WD	Q	I	01
GRANTOR: STRAEBEL MARY ELLEN					
GRANTEE: FERRARO ROBERT P &					
1596/1911	12/12/2008	QC	Q	I	01
GRANTOR: STRAEBEL MARY ELLEN &					
GRANTEE: STRAEBEL MARY ELLEN					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1994] W7 PTO=[YR=1994] N12 W15 S12 E15\$ W35 S48 E12					
FOP=[YR=1994] S2 UOP=[YR=1994] S3 E9 FGR=[YR=1994] S17 E21					
N21 W21 S4\$ N3 W9\$ E9 N9 W9 S7 \$ N7 E9 S8 E22 N7 W1 N42\$.					