

LOT 3  
IN OR 2048/900  
OCEANSIDE @ SUMMER BEACH 2

GSELL REV TRUST/GSELL GLENN H CO-TRUSTEE  
4947 SUMMER BEACH BLVD  
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1521-0003-0000



| 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 60   |                  |              |                      |
| Interior Floo            | 14               | CARPET 40      |                  |              |                      |
| Air Condition            | 03               | CENTRAL 100    |                  |              |                      |
| Heating Type             | 04               | AIR DUCTED 100 |                  |              |                      |
| Bedrooms                 |                  | 3 100          |                  |              |                      |
| Bathrooms                |                  | 3.5 100        |                  |              |                      |
| 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                      | 1,710            | 100            | 1993             | 1,710        | 338,790              |
| BAS                      | 243              | 100            | 2010             | 243          | 48,144               |
| FGR                      | 420              | 55             | 1993             | 231          | 45,767               |
| FOP                      | 70               | 30             | 1993             | 21           | 4,161                |
| FUS                      | 624              | 100            | 1993             | 624          | 123,629              |
| PTO                      | 88               | 5              | 2010             | 4            | 792                  |
|                          |                  |                |                  |              |                      |
| TOTALS                   | 3,155            |                |                  | 2,833        | 561,280              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |         |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0500               | 11  | 2,833     | 149.2762    | 235.86         | 668,191        | 1992 | 1992 | 0    | 0    | 0 16.00 | 84.00  |

1 SFR CUST - 100% - 2017

Heated Area: 2577

HX Base Yr 2017

15

27

8

9

27

27

27

27

42

27

7

7

13

11

9

11

6

9

8

3

20

21

20

BAS  
2010

BAS  
1993

PTO  
2010

FOP  
1993

FGR  
1993

7

16

7

9

23

25

16

9

9

7

FUS  
1993

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/14/2025

ML