LOT 9
IN OR 1455/1623
OCEANSIDE @ SUMMER BEACH 2

VANN EMORY J IV & LAURA
PO BOX 506
CAMILLA, GA 31730

2025

00-SB-30-1521-0009-0000

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	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

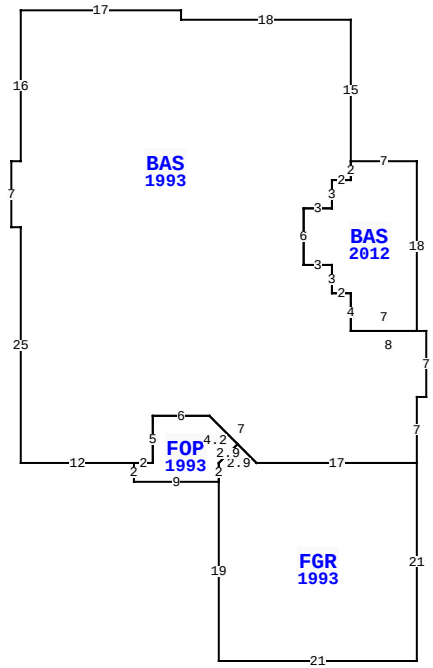
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100	1993	1,690	317,139
BAS	168	100	2012	168	31,526
FGR	445	55	1993	245	45,976
FOP	57	30	1993	17	3,190
TOTALS	2,360			2,120	397,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,120	141.3905	223.40	473,608	1992	1992	0	0	0	16.00	84.00

1 SFR CUST – 0% - 0 Heated Area: 1858 HX Base Yr



4921 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	397,831
TOTAL MARKET OB/XF VALUE	6,513
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	904,344
SOH/AGL Deduction	344,015
ASSESSED VALUE	560,329
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	560,329
TOTAL JUST VALUE	904,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	795,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8029	NEW CONSTR	84,499	04/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/1623	11/01/2006	WD	Q	I		579,000
GRANTOR: SZEP ANTHONY J						
GRANTEE: VANN EMORY J IV & L						
0786/1595	3/10/1997	WD	Q	I		225,000
GRANTOR: HASTY ROBERT B & PATR						
GRANTEE: SZEP ANTHONY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W7 BAS=[YR=1993] N15 W18 N1 W17 S16 W1 S7 E1 S25 E12 FOP=[YR=1993] S2 E9 FGR=[YR=1993] S19 E21 N21 W17 U2 L2 D2 L2 S2$ N2 R2 U2 L3 U3 W6 S5 W2$ E2 N5 E6 D5 R5 E17 N7 E1 N7 W8 N4 W2 N3 W3 N6 E3 N3 E2 N2$S2 W2 S3 W3 S6 E3 S3 E2 S4 E7 N18$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0811	CONCRETE B	0	0	0	0	872.00	SF	5.20	5.20	100	1992	1992	3	62	2,811	
3	1242	WD DECK A	0	0	0	0	404.00	SF	10.00	10.00	100	2008	2008	3	31	1,252	

LAND DESCRIPTION

TOTAL OB/XF 6,513

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

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