

LOT 10
IN OR 1505/432
OCEANSIDE @ SUMMER BEACH 2

MAULDIN JEAN ANN REVOC TRUST/MAULDIN JEAN TRUSTEE
4934 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1521-0010-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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. 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	1,824	100	1993	1,824	323,377
BAS	133	100	2003	133	23,580
FGR	420	55	1993	231	40,954
FOP	54	30	1993	16	2,837
FOP	24	30	2022	7	1,241
FSP	285	40	2022	114	20,211
FUS	624	100	1993	624	110,629
UOP	473	20	2022	95	16,843
TOTALS	3,837			3,044	539,672

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	711.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	629.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	336.00	SF	10.00	10.00
4	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,044	133.5840	211.06	642,467	1992	1992	0	0	0 16.00	84.00
1 SFR CUST - 100% - 2016											
Heated Area: 2581											
HX Base Yr 2016											

BLD DATE		05/19/2008	DJ	LGL DATE		
XF DATE				LAND DATE		04/14/2025
INC DATE				AG DATE		MLU

TOTAL OB/XF									
16,211									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		539,672	
TOTAL MARKET OB/XF VALUE		16,211	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,055,883	
SOH/AGL Deduction		536,139	
ASSESSED VALUE		519,744	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		469,022	
TOTAL JUST VALUE		1,055,883	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		943,991	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2112270	ADDITION	0	01/01/2022
B14406	XFOB	6,090	02/01/2005
R035279	REPAIR/RRF	500	07/01/2003
8026	NEW CONSTR	103,161	04/23/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1505/0432	6/12/2007	QC	Q	I	01
GRANTOR: MAULDIN JEAN					
GRANTEE: MAULDIN JEAN TRUSTE					
1505/0420	6/12/2007	WD	Q	I	
GRANTOR: HOGAN ROBERT & JOYCE					
GRANTEE: MAULDIN JEAN					

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=2022] W38 BAS=[YR=2003] W20 S7 BAS=[YR=1993] W6 FGR=[YR=1993] W21 S20 E21 N20 \$ S23 FOP=[YR=1993] S6 E9 N6 W9 \$ E9 S6 W2 S13 E42 N14 FSP=[YR=2022] E15 N19 W15 S19\$ N19 W8 N6 FOP=[YR=2022] N3W8S3E8\$ W8 N3 W19 N1W7 S1 W1 \$ E1 N1 E7 S1 E12 N7 \$ S7 E15 S9 E23 N16\$ PTR= E50 FUS=[YR=1993] W25 S23 E9 S7 E16 N7 W9 N7 E9 N16 \$ W50 \$.									