

LOT 12
OCEANSIDE @ SUMMER BEACH 2
PB 5/342

SCHUILWERVE MANAGEMENT TRUST/SCHUILWERVE RUBEN M T
4944 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1521-0012-0000



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	2,693	142.6867	225.45	607,137	1992	1992	0	0	0	16.00	84.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022													Heated Area: 2292													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
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	1,668	100	1993	1,668	315,883																								
FEP	180	80	2012	144	27,271																								
FGR	420	55	1993	231	43,746																								
FOP	54	30	1993	16	3,030																								
FUS	624	100	1993	624	118,172																								
UOP	48	20	1993	10	1,894																								
TOTALS			2,994		2,693	509,995																							
EXTRA FEATURES						4944 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	0855	CONC PAVER	0	100	0	0		862.00	SF 7.00	7.00	100	2014	2014	3	94	5,672													
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1992	1992	3	70	2,450													
3	0858	SCULP CONC	0	100	0	0		200.00	SF 13.00	13.00	100	1992	1992	3	87	2,262													
4	0855	CONC PAVER	0	100	0	0		532.00	SF 7.00	7.00	100	2005	2005	3	84	3,128													
LAND DESCRIPTION																		TOTAL OB/XF 13,512											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		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																													