LOT 14
IN OR 665 PG 532
OCEANSIDE @ SUMMER BEACH 2

LARABEE HARRY WAYNE & LINDA M
4958 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1521-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

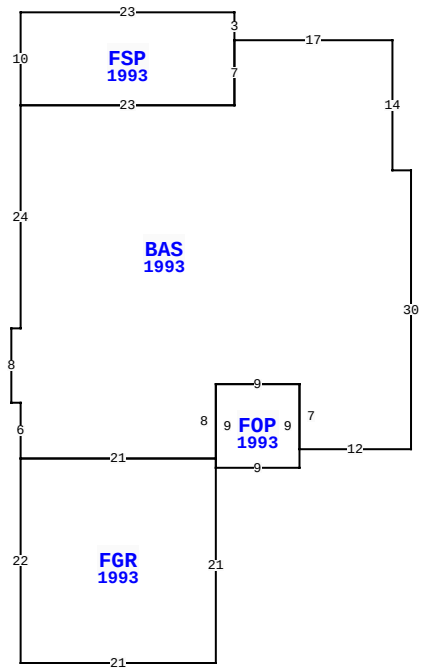
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,625	100	1993	1,625	315,260
FGR	462	55	1993	254	49,278
FOP	81	30	1993	24	4,656
FSP	230	40	1993	92	17,848
TOTALS	2,398			1,995	387,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,995	146.1768	230.96	460,765	1992	1992	0	0	0	16.00	84.00

1 SFR CUST – 100% - 1993 Heated Area: 1625 HX Base Yr 1993



4958 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		387,043
TOTAL MARKET OB/XF VALUE		11,717
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		898,760
SOH/AGL Deduction		604,567
ASSESSED VALUE		294,193
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,471
TOTAL JUST VALUE		898,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		799,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21176	REMODEL	9,300	03/01/2008
8012	NEW CONSTR	79,991	04/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0665/0532	8/19/1992	WD	Q	I		195,200
GRANTOR: NASSAU BCH DEV VENT						
GRANTEE: LARABEE HARRY &LIND						
0656/0516	4/30/1992	WD	U	V	09	369,500
GRANTOR: SUMMER BEACH LTD						
GRANTEE: NASSAU BCH DEV VENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N14 W17 FSP=[YR=1993] N3 W23 S10 E23 N7$ S7 W23 S24 W1 S8 E1 S6FGR=[YR=1993] S22 E21 N21 FOP=[YR=1993] E9 N9 W9 S9$ N1 W21$ E21 N8 E9 S7 E12 N30$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0855	CONC PAVER	0	100	0	0	1,027.00	SF	10.00	10.00	100	2003	2003	3	82	8,421	
3	1242	WD DECK A	0	100	0	0	423.00	SF	10.00	10.00	100	2001	2001	3	20	846	

LAND DESCRIPTION

TOTAL OB/XF 11,717

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	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