LOT 1
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #1 PB 5/95-96

VICK DEREK C & RACHEL L
9783 BROKEN BOW RD
DALLAS, TX 75238

**2025**

**00-SB-30-1920-0001-0000**

## BUILDING CHARACTERISTICS

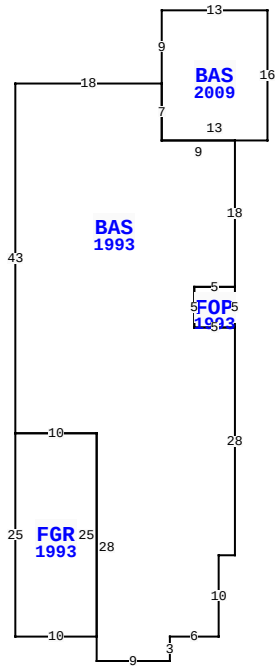
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3020.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,505 | 100 | 1993 | 1,505 | 293,569 |
| BAS | 208 | 100 | 2009 | 208 | 40,573 |
| FGR | 250 | 55 | 1993 | 138 | 26,919 |
| FOP | 25 | 30 | 1993 | 8 | 1,561 |
| TOTALS | 1,988 | | | 1,859 | 362,620 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 1,859 | 151.4806 | 239.34 | 444,933 | 1987 | 1987 | 0 | 0 | 0 | 18.50 | 81.50 |

1 SFR CUST – 0% - 0 Heated Area: 1713 HX Base Yr




5007 SUMMER BEACH BLVD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/25/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 362,620 |
| TOTAL MARKET OB/XF VALUE | 11,336 |
| TOTAL LAND VALUE - MARKET | 400,000 |
| TOTAL MARKET VALUE | 773,956 |
| SOH/AGL Deduction | 200,160 |
| ASSESSED VALUE | 573,796 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 573,796 |
| TOTAL JUST VALUE | 773,956 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 723,229 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M14775 | MECH OTHER | 0 | 08/01/2009 |
| E21952 | ELEC OTHER | 300 | 07/01/2009 |
| B22627 | ADDITION | 140,000 | 07/01/2009 |
| P13844 | OTHER | 0 | 07/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2302/0839 | 8/30/2019 | WD | Q | I | 01 | 565,000 |
| GRANTOR: FARMAND BRANDON P | | | | | | |
| GRANTEE: VICK DEREK C & RACH | | | | | | |
| 1610/1559 | 3/11/2009 | TD | Q | I | 03 | 299,000 |
| GRANTOR: SIMONSEN ANDREW TRUST | | | | | | |
| GRANTEE: FARMAND BRANDON P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W13S9BAS=[YR=1993] W18S43 FGR=[YR=1993] S25E10N25W10$E10S28E9 N3E6 N10 E2 N28 FOP=[YR=1993] N5 W5 S5 E 5$ W5 N5 E5 N18 W9 N7 $ S7 E13 N16 $.

## 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 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2009 | 2009 | 3 | 92 | 1,840 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 770.00 | SF | 7.00 | 7.00 | 100 | 2009 | 2009 | 3 | 89 | 4,797 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 574.00 | SF | 7.00 | 7.00 | 100 | 2009 | 2009 | 3 | 89 | 3,576 | |
| 4 | 1076 | TRELLIS A | 0 | 0 | 14 | 12 | 168.00 | SF | 7.50 | 7.50 | 100 | 2009 | 2009 | 3 | 52 | 655 | |
| 5 | 1076 | TRELLIS A | 0 | 0 | 8 | 10 | 80.00 | SF | 7.50 | 7.50 | 100 | 2009 | 2009 | 3 | 52 | 312 | |
| 6 | 1076 | TRELLIS A | 0 | 0 | 5 | 8 | 40.00 | SF | 7.50 | 7.50 | 100 | 2009 | 2009 | 3 | 52 | 156 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,336

| 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 | 400,000.00 | 400,000.00 | 400,000 | | | | | | | |

REVIEW DATE 07/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS