LOT 6
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #1 PB 5/95-96

MORTENSEN KATHY & FRANZ REVOCABLE TRUST/MORTENSEN
1067 SUSAN WAY
SUNNYVALE, CA 94087

2025

00-SB-30-1920-0006-0000

BUILDING CHARACTERISTICS

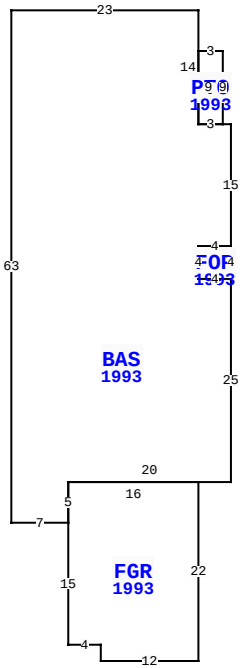
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,529	100	1993	1,529	292,642
FGR	344	55	1993	189	36,174
FOP	16	30	1993	5	957
PTO	27	5	1993	1	192
TOTALS	1,916			1,724	329,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,724	148.6320	234.84	404,864	1987	1987	0	0	0	18.50	81.50

1 SFR CUST – 0% - 0 Heated Area: 1529 HX Base Yr



5017 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	329,964
TOTAL MARKET OB/XF VALUE	3,352
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	733,316
SOH/AGL Deduction	171,962
ASSESSED VALUE	561,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	561,354
TOTAL JUST VALUE	733,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	662,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7302	ADDITION	14,000	06/12/1991
BP 3632	N/A	33,215	09/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/1228	7/18/2025	WD	U	I	11	100
GRANTOR: MORTENSEN KATHY & FRA						
GRANTEE: MORTENSEN FRANZ & K						
2460/1767	5/06/2021	WD	Q	I	01	580,000
GRANTOR: MONAGHAN MALVERN & JE						
GRANTEE: MORTENSEN KATHY & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 PTO=[YR=1993] N9 W3 S9 E3 $ W3 N14W23 S63 E7
FGR=[YR=1993] S15 E4 S2 E12 N22 W16 S5$ N5 E20 N25
FOP=[YR=1993] N4 W4 S4 E4$ W4 N4 E4 N15$.

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	1987	1987	3	60	1,200	
2	0810	CONCRETE A	0	0	62	4	248.00	SF	6.50	6.50	100	1987	1987	3	49.5	798	
3	0810	CONCRETE A	0	0	39	8	312.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,004	
4	0810	CONCRETE A	0	0	70	1	70.00	SF	6.50	6.50	100	2000	2000	3	77	350	

LAND DESCRIPTION

TOTAL OB/XF 3,352

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