LOT 7
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #1 PB 5/95-96

KANDEL MINDY R LIVING TRUST/KANDEL MINDY R TRUSTEE
5019 SUMMER BEACH
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1920-0007-0000

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 100
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

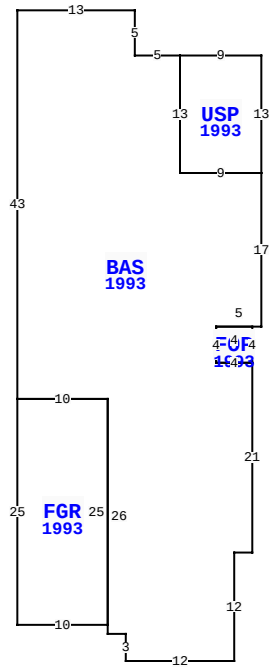
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	1993	1,384	268,748
FGR	250	55	1993	138	26,797
FOP	16	30	1993	5	971
USP	117	30	1993	35	6,796
TOTALS	1,767			1,562	303,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,562	150.7968	238.26	372,162	1987	1987	0	0	0	18.50	81.50

1 SFR CUST – 100% - 2022 Heated Area: 1384 HX Base Yr 2022



5019 SUMMER BEACH BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		303,312
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		705,262
SOH/AGL Deduction		266,470
ASSESSED VALUE		438,792
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		388,070
TOTAL JUST VALUE		705,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3704	N/A	33,721	11/12/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/0582	1/19/2023	WD	U	I	11	100
GRANTOR: KANDEL LOUIS & MINDY						
GRANTEE: KANDEL MINDY R LIVI						
1649/1509	11/13/2009	WD	Q	I	02	225,000
GRANTOR: EVANS MARK & ANDREW A						
GRANTEE: KANDEL LOUIS & MIND						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W9 BAS=[YR=1993] W5 N5 W13 S43 FGR=[YR=1993] S25 E10 N25 W10 $ E10 S26 E2 S3 E12 N12 E2 N21 FOP=[YR=1993] N4 W4 S4 E4 $ W4 N4 E5 N17 W9 N13 $ S13 E9 N13 $.

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	0810	CONCRETE A	0	100	55	4	220.00	SF	6.50	6.50	100	1987	1987	3	49.5	708	
2	0810	CONCRETE A	0	100	37	8	296.00	SF	6.50	6.50	100	1987	1987	3	49.5	952	
3	0858	SCULP CONC	0	100	0	0	24.00	SF	13.00	13.00	100	2000	2000	3	93	290	

LAND DESCRIPTION

TOTAL OB/XF 1,950

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	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