LOT 15
IN OR 1835/1595
SEASIDE AT PRIVACY HOMES AT

DUDEK GINA RESTATED & AMENDED REVOC TRUST/DUDEK GI
5051 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1920-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
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

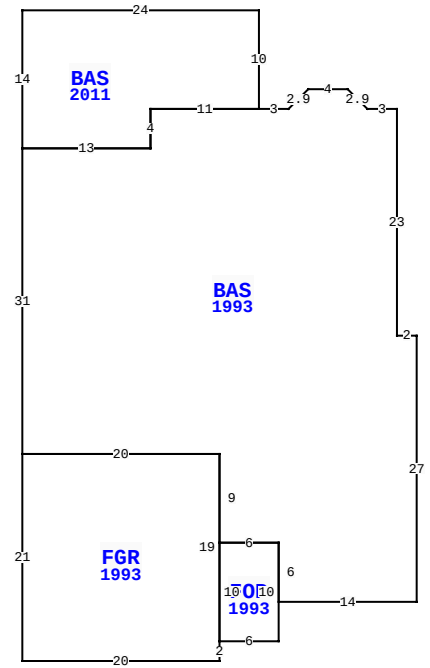
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	1993	1,578	324,513
BAS	292	100	2011	292	60,049
FGR	420	55	1993	231	47,504
FOP	60	30	1993	18	3,701
TOTALS	2,350			2,119	435,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,119	158.7247	250.79	531,424	1988	1988	0	0	0	18.00	82.00

1 SFR CUST – 100% - 2016 Heated Area: 1870 HX Base Yr 2016



5051 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		435,768
TOTAL MARKET OB/XF VALUE		17,936
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		853,704
SOH/AGL Deduction		453,188
ASSESSED VALUE		400,516
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		344,794
TOTAL JUST VALUE		853,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		769,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429158	REPAIR/RRF	9,770	08/01/2014
4881	NEW CONSTR	58,392	05/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1835/1595	11/08/2012	WD	U	I	30	100
GRANTOR: DUDEK GINA						
GRANTEE: DUDEK GINA TRUSTEE						
1762/0713	10/26/2011	WD	Q	I	02	345,000
GRANTOR: PARKER DAVID S & MARY						
GRANTEE: DUDEK GINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N23 W3 U2 L2 W4 D2 L2 W3 BAS=[YR=2011] N10 W24 S14 E13 N4 E11$ W11 S4 W13 S31 FGR=[YR=1993] S21 E20 N2 FOP=[YR=1993] E6 N10 W6 S10$ N19 W20$ E20 S9 E6 S6 E14 N27$.

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	0811	CONCRETE B	0	100	52	16	832.00	SF	5.20	5.20	100	1988	1988	3	52	2,250	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	1988	1988	3	52	152	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
4	0825	BRICK	0	100	0	0	128.00	SF	12.50	12.50	100	1988	1988	3	83	1,328	
5	0911	SCRN RM A	0	100	0	0	480.00	SF	17.50	17.50	100	2014	2014	3	60	5,040	
6	0855	CONC PAVER	0	100	0	0	565.00	SF	10.00	10.00	100	2003	2003	3	82	4,633	
7	0855	CONC PAVER	0	100	0	0	156.00	SF	10.00	10.00	100	2003	2003	3	82	1,279	
8	0858	SCULP CONC	0	100	0	0	100.00	SF	13.00	13.00	100	2003	2003	3	95	1,235	
9	0462	ST/AL FNC	0	100	0	0	208.00	SF	10.00	10.00	100	2003	2003	3	30	624	
10	0820	WOOD WALK	0	100	11	3	33.00	SF	11.75	11.75	100	2014	2014	3	40	155	

TOTAL OB/XF 17,936

LAND DESCRIPTION

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 07/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS