

LOT 17
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #2 PB 5/140-141

DUANE RAILENE BOWERS LIVING TRUST/DUANE RAILENE BO
1606 BOOTH STREET
WAYCROSS, GA 31501

2025

00-SB-30-1920-0017-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																										
Exterior Wall	12	CEDAR 100	0500	11	1,833	159.4560	251.94	461,806	1987	1987	0	0	0	18.50	81.50	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 1492																									
Roof Cover	03	COMP SHNGL 100														HX Base Yr																									
Interior Wall	05	DRYWALL 100														VALUATION BY																									
Interior Floo	11	CLAY TILE 60														Tax Group: 8													Tax Dist:												
Interior Floo	14	CARPET 40														BUILDING MARKET VALUE													376,372												
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													10,615												
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET													400,000												
Bedrooms	2	100														TOTAL MARKET VALUE													786,987												
Bathrooms	2	100														SOH/AGL Deduction													234,167												
Frame	02	WOOD FRAME 100														ASSESSED VALUE													552,820												
Stories	1.	1. 100														TOTAL EXEMPTION VALUE													0												
Units	0	100														BASE TAXABLE VALUE													552,820												
BUD8 Adjustme	05	DIST 1A 100	TOTAL JUST VALUE													786,987																									
			NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													706,749																									
Quality			04	Quality Level 04																																					
DOR CODE			0100 SINGLE FAMILY																																						
MAP NUM																03																									
NEIGHBORHOOD/LOC			3020.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,492	100	1993	1,492	306,354																																				
FGR	420	55	1993	231	47,431																																				
FOP	60	30	1993	18	3,696																																				
FOP	308	30	1993	92	18,890																																				
TOTALS			2,280		1,833	376,372																																			
EXTRA FEATURES						5059 SUMMER BEACH BLVD, FERNANDINA BEACH																																			
L N	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	0	22	3	66.00	SF	6.50	6.50	100	1987	1987	3	49.5	212																									
2	0811	CONCRETE B	0	0	40	16	640.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,647																									
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200																									
4	0861	POOL GUNIT	0	0	21	13	273.00	SF	85.00	85.00	100	1987	1987	3	20	4,641																									
5	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1987	1987	3	20	200																									
6	0845	KOOL DECK	0	0	0	0	634.00	SF	7.25	7.25	100	1987	1987	3	49.5	2,275																									
7	0912	SCRN RM G	0	0	26	29	110.00	SF	20.00	20.00	100	1987	1987	3	20	440																									
TOTAL OB/XF 10,615																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																								
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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS																																									