

LOT 22 IN OR 1006/1643
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #2 PB 5/140-141

STAINKEN SCOTT T & MARY M
1852 OCEAN VILLAGE PL
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1920-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 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	1,372	100	1993	1,372	283,682
BAS	140	100	2013	140	28,947
FGR	420	55	1993	231	47,763
FOP	62	30	1993	19	3,928
FOP	322	30	2013	97	20,056
TOTALS	2,316			1,859	384,376

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	0	42	18	708.00	SF	5.20	5.20	
3	0825	BRICK	0	0	0	0	48.00	SF	12.50	12.50	
4	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	

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	156.9137	247.92	460,883	1988	1988	0	0	0 16.60	83.40
1 SFR CUST - 0% - 0 Heated Area: 1512 HX Base Yr											
5079 SUMMER BEACH BLVD, FERNANDINA BEACH											
BLD DATE: 04/25/2025 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE 384,376											
TOTAL MARKET OB/XF VALUE 2,590											
TOTAL LAND VALUE - MARKET 400,000											
TOTAL MARKET VALUE 786,966											
SOH/AGL Deduction 232,030											
ASSESSED VALUE 554,936											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 554,936											
TOTAL JUST VALUE 786,966											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 716,201											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318480	H/AC	0	07/01/2013
P1316663	NEW CONSTR	0	07/01/2013
E1326294	REMODEL	11	06/01/2013
R1313491	ROOF	8,000	05/01/2013
B1327084	ADDITION	80,000	04/01/2013
4550	NEW CONSTR	45,750	12/15/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1006/1643	9/07/2001	WD	Q	I		227,000	
GRANTOR: STEVENS DAVID E & ELI							
GRANTEE: STAINKEN SCOTT T &							
0612/0172	11/09/1990	WD	Q	I		150,000	
GRANTOR: WILSON T HAROLD & M							
GRANTEE: STEVENS DAVID & ELI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] U2 L2 W6 FOP=[YR=2013] N4 W23 S16											
BAS=[YR=1993] W9 S45 E13 FOP=[YR=1993] S2E7 FGR=[YR=1993]											
E20 N21 W20 S21\$ N10 W6 S8 W1\$ E1 N8 E6 N11 E20 N26 W31\$ E19											
N10 U2 R2 E2\$ W2 D2 L2 S10 E12 N10\$.											