

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 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		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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
BAS	1,814	100	1993
FGR	460	55	1993
FOP	16	30	1993
FSP	104	40	1993
PTO	104	5	1993
TOTALS	2,498		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	SFR CUST	- 0%	- 0																				
Heated Area: 1814						HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/25/2025</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/25/2025		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			04/25/2025		MLU																		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		416,625	
TOTAL MARKET OB/XF VALUE		8,433	
TOTAL LAND VALUE - MARKET		420,000	
TOTAL MARKET VALUE		845,058	
SOH/AGL Deduction		245,483	
ASSESSED VALUE		599,575	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		599,575	
TOTAL JUST VALUE		845,058	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		768,326	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3774	H/AC	0	05/17/1991
7196	ADDITION	17,700	04/30/1991
5610	NEW CONSTR	2,875	01/04/1989
2868	H/AC	2,200	01/04/1989
3299	NEW CONSTR	0	11/22/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1597/0869	12/15/2008	WD	Q	I	01	100
GRANTOR: STONE FREDDIE W & TER						
GRANTEE: STONE FREDDIE W & T						
0769/1722	8/30/1996	WD	Q	I		190,000
GRANTOR: EDWARDS FRED G & GLAD						
GRANTEE: STONE FREDDIE W & T						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
2	0812	CONCRETE C	0	0	0	0	1,451.00	SF	4.00	4.00	100
3	0810	CONCRETE A	0	0	20	15	300.00	SF	6.50	6.50	100
4	0825	BRICK	0	0	0	0	136.00	SF	12.50	12.50	100
5	1076	TRELLIS A	0	0	14	9	126.00	SF	7.50	7.50	100
TOTALS											

BUILDING NOTES	
5084 SUMMER BEACH BLVD, FERNANDINA BEACH	

BUILDING DIMENSIONS	
PTO=[YR=1993] W13 S7 BAS=[YR=1993] W1 U2 L2 W4 D2 L2 S1 W15 S41 W3 S21 E12N8 FOP=[YR=1993] E8 FGR=[YR=1993] S12 E20 N24 W10 S2 W10 S10\$ N2 W8 S2\$ N2 E8 N8 E10 N2 E10 N34 FSP=[YR=1993] N8 W13 S8 E13\$ W13N9\$ S1 E13 N8\$.	

LAND DESCRIPTION												TOTAL OB/XF												
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	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	1.05	400,000.00	420,000.00	420,000							