LOT 27
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #3 PB5/208

GRAHAM DANE A JR & ARYNN P
5076 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1920-0027-0000

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	14	CARPET 80
Interior Floo	11	CLAY TILE 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

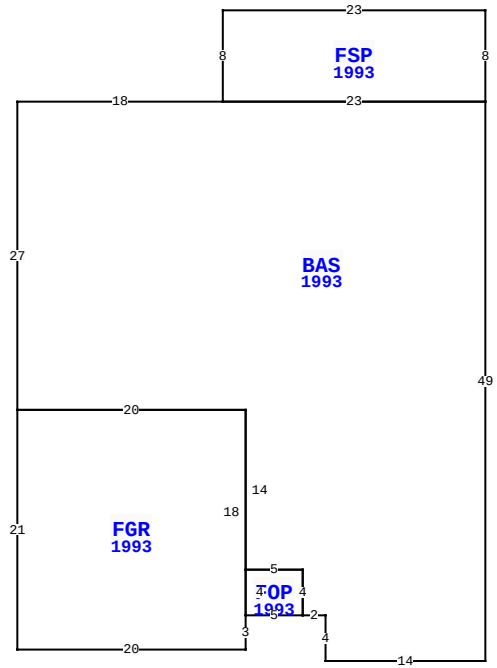
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	1993	1,521	300,705
FGR	420	55	1993	231	45,669
FOP	20	30	1993	6	1,187
FSP	184	40	1993	74	14,630
TOTALS	2,145			1,832	362,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,832	152.5920	241.10	441,695	1988	1988	0	0	0	18.00	82.00

1 SFR CUST – 0% - 2025 Heated Area: 1521 HX Base Yr



5076 SUMMER BEACH BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 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	362,190
TOTAL MARKET OB/XF VALUE	8,578
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	770,768
SOH/AGL Deduction	0
ASSESSED VALUE	770,768
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	770,768
TOTAL JUST VALUE	770,768
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	691,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5364	NEW CONSTR	2,850	09/25/1988
2720	H/AC	2,450	09/15/1988
5083	NEW CONSTR	49,956	08/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1046	4/22/2024	WD	Q	I	01	875,000
GRANTOR: MOODY JACK S & VERLEN						
GRANTEE: GRAHAM DANE A JR &						
2045/1097	5/12/2016	WD	Q	I	01	370,000
GRANTOR: WHREN ROBERT J & MERR						
GRANTEE: MOODY JACK S & VERL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W23 S8 BAS=[YR=1993] W18 S27 FGR=[YR=1993] S21 E20 N3 FOP=[YR=1993] E5 N4 W5 S4$ N18 W20$ E20 S14 E5 S4 E2 S4 E14 N49 W23$ E23 N8$.

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	0855	CONC PAVER	0	0	0	0	1,248.00	SF	7.00	7.00	100	2005	2005	3	84	7,338	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 8,578

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	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