

LOT 28
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #3 PB5/208

HESTAND CHRISTOPHER
5072 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1920-0028-0000



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	2,062	149.5402	236.27	487,189	1988	1988	0	0	0	18.00	82.00	VALUATION BY STANDARD																								
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2023														Heated Area: 1587																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2023																							
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floor	14	CARPET 80															Tax Group: 8												Tax Dist:											
Interior Floor	11	CLAY TILE 20															BUILDING MARKET VALUE												399,495											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												4,480											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												400,000											
Bedrooms	2	100															TOTAL MARKET VALUE												803,975											
Bathrooms	2	100															SOH/AGL Deduction												161,954											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												642,021											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,722											
Units	0	100															BASE TAXABLE VALUE												591,299											
BUD8 Adjustme	05	DIST 1A 100	TOTAL JUST VALUE												803,975																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												721,801																									
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	1,587	100	1993	1,587	307,467																																			
FEP	282	80	1994	226	43,786																																			
FGR	420	55	1993	231	44,754																																			
FOP	60	30	1993	18	3,487																																			
TOTALS	2,349			2,062	399,495																																			
EXTRA FEATURES						5072 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	0812	CONCRETE C	0	100	94	16	1,504.00	SF	4.00	4.00	100	1988	1988	3	52	3,128																								
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	1988	1988	3	52	112																								
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240																								
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	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 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																																								