LOT 29
IN OR 2197/581
SEASIDE PRIVACY HOMES AT

ANSON GERALD GEORGE JR & CAROL WILLIAMS
5068 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1920-0029-0000

BUILDING CHARACTERISTICS

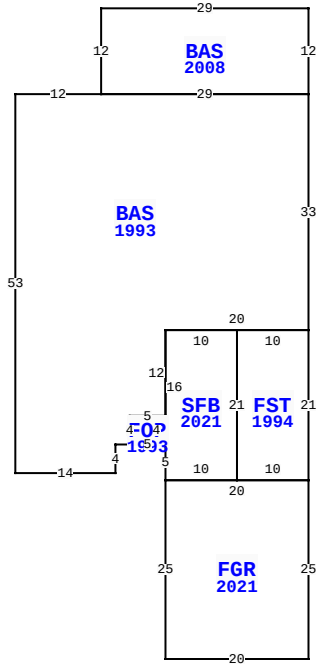
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,725	100	1993	1,725	329,575
BAS	348	100	2008	348	66,489
FGR	500	55	2021	275	52,541
FOP	20	30	1993	6	1,147
FST	210	55	1994	116	22,163
SFB	210	80	2021	168	32,098
TOTALS	3,013			2,638	504,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,638	143.9539	227.45	600,013	1988	1988	0	0	0	16.00	84.00

1 SFR CUST – 100% - 2019 Heated Area: 2241 HX Base Yr 2019



5068 SUMMER BEACH BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 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		504,011
TOTAL MARKET OB/XF VALUE		11,578
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		915,589
SOH/AGL Deduction		504,109
ASSESSED VALUE		411,480
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		360,758
TOTAL JUST VALUE		915,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		885,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20209237	GARAGE	0	11/01/2020
B1327581	REMODEL	2,000	08/01/2013
B22140	REMODEL	5,188	12/01/2008
5013	NEW CONSTR	57,171	07/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/0581	5/17/2018	WD	Q	I	01	558,000
GRANTOR: LUCIER A GAIL						
GRANTEE: ANSON GERALD GEORGE						
2173/1366	6/30/2011	WD	U	I	11	100
GRANTOR: LANCASTER LEMUEL SR &						
GRANTEE: LUCIER A GAIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W29 S12 BAS=[YR=1993] W12 S53 E14 N4 E2 FOP=[YR=1993] E5 SFB=[YR=2021] S5 FGR=[YR=2021] S25 E20 N25 W20$ E10 FST=[YR=1994] E10 N21 W10 S21$ N21 W10 S16$ N4W5 S4$ N4 E5 N12 E20 N33 W29$ E29 N12$.

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	100	0	0	1,316.00	SF	7.00	7.00	100	2013	2013	3	93	8,567	
2	0855	CONC PAVER	0	100	0	0	184.00	SF	3.00	3.00	100	2008	2008	3	88	486	
3	0475	VF 4 SBPL	0	100	0	0	12.00	LF	14.00	14.00	100	2008	2008	3	72	121	
4	0469	VF LATTIC	0	100	0	0	12.00	SF	5.50	5.50	100	2008	2008	3	72	48	
5	0855	CONC PAVER	0	100	0	0	374.00	SF	7.00	7.00	100	2010	2010	3	90	2,356	

LAND DESCRIPTION

TOTAL OB/XF 11,578

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	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 05/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS