LOT 30
SEASIDE PRIVACY HOMES AT
SUMMER BEACH #3 PB5/208

HAYMAN KIM L/BORLAND SANDRA SUE
5064 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1920-0030-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

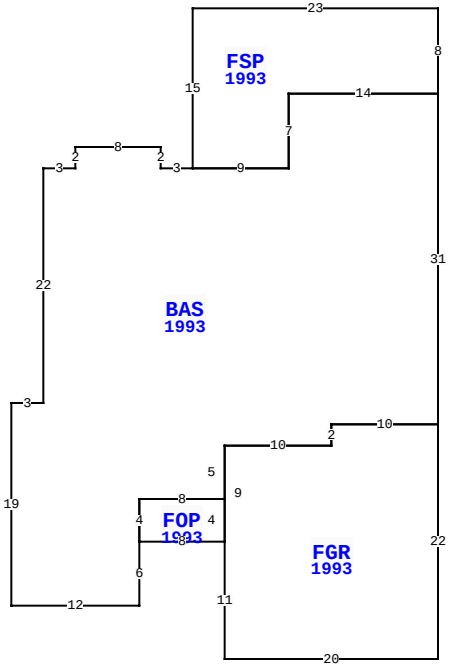
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	265,831
FGR	420	55	1993	231	47,676
FOP	32	30	1993	10	2,064
FSP	247	40	1993	99	20,433
TOTALS	1,987			1,628	336,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,628	158.3366	250.17	407,277	1989	1989	0	0	0	17.50	82.50

1 SFR CUST – 100% - 2024 Heated Area: 1288 HX Base Yr 2024



5064 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		336,004
TOTAL MARKET OB/XF VALUE		2,621
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		738,625
SOH/AGL Deduction		57,927
ASSESSED VALUE		680,698
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		629,976
TOTAL JUST VALUE		738,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804019	WINDOWS	14,200	04/20/2018
M1217727	H/AC	0	11/01/2012
2830	H/AC	2,200	12/05/1988
5549	NEW CONSTR	2,875	12/05/1988
3265	NEW CONSTR	0	10/28/1988
5237	NEW CONSTR	44,857	10/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/1424	5/24/2023	WD	Q	I	01	800,000
GRANTOR: SOBOLEWSKI MARK A & C						
GRANTEE: BORLAND SANDRA SUE						
2103/0510	2/24/2017	WD	Q	I	02	372,000
GRANTOR: EVANS VAN D						
GRANTEE: SOBOLEWSKI MARK A &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W23 S15 BAS=[YR=1993] W3 N2 W8 S2 W3 S22 W3 S19 E12 N6 FOP=[YR=1993] E8 FGR=[YR=1993] S11 E20 N22 W10 S2 W10 S9 $ N4 W8 S4 $ N4 E8 N5 E10 N2 E10 N31 W14 S7 W9 $ E9 N7 E14 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	0811	CONCRETE B	0	100	0	0	925.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,621	

LAND DESCRIPTION

TOTAL OB/XF 2,621

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS