LOT 55
IN OR 993/38
OTTER RUN PB 5/156

KNERR W KIRK
94048 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

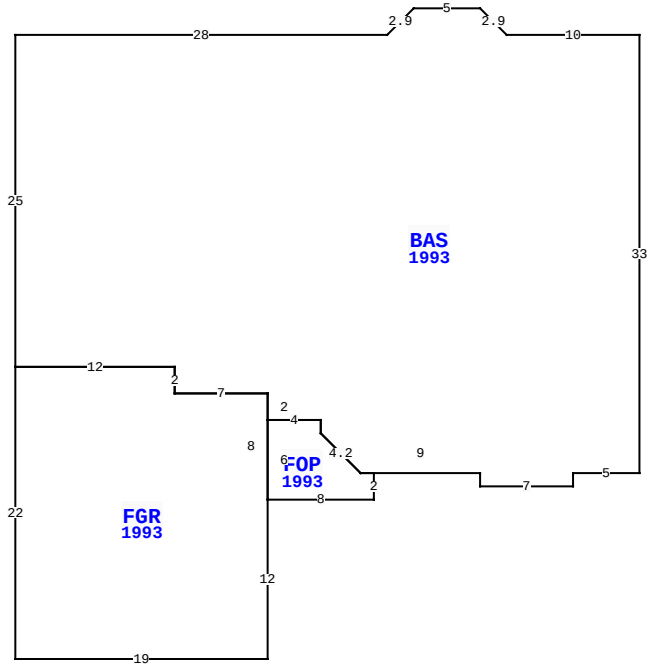
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1993	1,414	176,454
FGR	404	55	1993	222	27,704
FOP	37	30	1993	11	1,373
TOTALS	1,855			1,647	205,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,647	113.2200	149.45	246,144	1991	1991	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2003 Heated Area: 1414 HX Base Yr 2003



94048 SUMMER TRC, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		205,530
TOTAL MARKET OB/XF VALUE		2,936
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		293,466
SOH/AGL Deduction		162,345
ASSESSED VALUE		131,121
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,399
TOTAL JUST VALUE		293,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7402	NEW CONSTR	56,525	07/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0993/0038	6/20/2001	WD	Q	I		137,000
GRANTOR: A B WILLIS PROPERTIES						
GRANTEE: KNERR W KIRK						
0978/1435	4/02/2001	WD	Q	I		116,000
GRANTOR: GRIFFIN DANNY COY & J						
GRANTEE: A B WILLIS PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 U2 L2 W5 L2 D2 W28 S25 FGR=[YR=1993] S22 E19 N12 FOP=[YR=1993] E8N2 W1 U3 L3 N1 W4 S6$ N8 W7 N2 W12$ E12 S2 E7 S2 E4 S1 R3 D3 E9 S1 E7 N1 E5 N33$.

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	949.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,936	

LAND DESCRIPTION

TOTAL OB/XF 2,936

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	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS