

LOT 57
IN OR 2166/1543
OTTER RUN PB 5/156

SELL SAMUEL C & VICTORIA
94066 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0057-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	1,722	100	1995	1,722	208,203
FGR	460	55	1995	253	30,590
FOP	29	30	1995	9	1,088
FSP	192	40	1995	77	9,310
TOTALS	2,403			2,061	249,190

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0861	POOL GUNIT	0 100	14	28	392.00	SF	85.00	85.00
2	0845	KOOL DECK	0 100	0	0	678.00	SF	7.25	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,061	106.8200	141.00	290,601	1995	1995	0	0	0 14.25	85.75	
1 SNGL FAM - 100% - 2018 Heated Area: 1722 HX Base Yr 2018												
94066 SUMMER TRC, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/24/2025 MLU												

TOTAL OB/XF												
10,105												

TOTAL OB/XF												
10,105												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		249,190	
TOTAL MARKET OB/XF VALUE		10,105	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		344,295	
SOH/AGL Deduction		130,779	
ASSESSED VALUE		213,516	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		162,794	
TOTAL JUST VALUE		344,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,550	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313481	ROOF	12,000	05/01/2013
963242	XF0B	3,264	09/01/1996
95 02117	SWIM POOL	9,000	07/01/1995
9501666	NEW CONSTR	70,222	02/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2166/1543	12/28/2017	QC	U	I	11
GRANTOR: SELL STEVEN W REVOCAB					
GRANTEE: SELL SAMUEL C & VIC					
2106/1603	3/02/2017	SW	U	I	12
GRANTOR: RESIDENTIAL ACCREDIT					
GRANTEE: SELL STEVEN W REVOC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W20 S4 W1 N3 W4 S3 W1 FSP=[YR=1995] N9 W16 S12 E16 N3 \$ S3 W16 N3 W13 S41 E13 N4 E8 FOP=[YR=1995] S4 E5 N4 W1 N3 W3 S3 W1 \$ E1 N3 E3 S3 E10 FGR=[YR=1995] S3 E20 N26 W10 S6 W10 S17 \$ N17 E10 N6 E10 N18 \$.									