LOT 59
OTTER RUN PB 5/156

TURNER DALE WAYNE
94067 SUMMER TRC
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	30	VINYL 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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

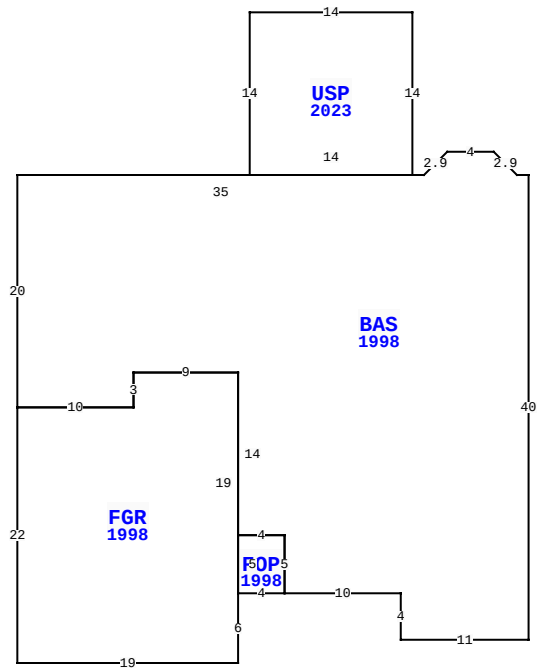
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,289	100	1998	1,289	165,503
FGR	445	55	1998	245	31,457
FOP	20	30	1998	6	771
USP	196	30	2023	59	7,575
TOTALS	1,950			1,599	205,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,599	115.9740	153.09	244,791	1998	1998	0	0	0	16.13	83.87

1 SNGL FAM – 100% - 2023 Heated Area: 1289 HX Base Yr 2023



94067 SUMMER TRC, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		205,306
TOTAL MARKET OB/XF VALUE		5,965
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		296,271
SOH/AGL Deduction		46,572
ASSESSED VALUE		249,699
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,977
TOTAL JUST VALUE		296,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974505	NEW CONSTR	81,966	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0274	7/26/2022	WD	Q	I	01	349,900
GRANTOR: VONES JEFFERY S & LEE						
GRANTEE: TURNER DALE WAYNE						
1849/0218	3/27/2013	WD	Q	I	02	146,900
GRANTOR: SEYMOUR CHRISTOPHER R						
GRANTEE: VONES JEFFERY S & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W1 U2L2 W4 D2L2 W35 S20 E10 N3 E9 S14 E4 S5 E10 S4 E11 N40 $
FGR=[YR=1998;ORIG=-44,20] S22 E19 N6 N19 W9 S3 W10 $
FOP=[YR=1998;ORIG=-25,36] E4 N5 W4 S5 $
USP=[YR=2023;ORIG=-10,0] W14 N14 E14 S14 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	1998	1998	3	73	247	
3	0811	CONCRETE B	0	100	0	0	588.00	SF	5.20	5.20	100	1998	1998	3	73	2,232	
4	0911	SCRN RM A	0	100	14	14	196.00	SF	17.50	17.50	100	1998	1998	3	20	686	

LAND DESCRIPTION

TOTAL OB/XF 5,965

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