LOT 61
IN OR 1347/895
OTTER RUN PB 5/156

SMITH JASON E & CHRISTINA M
94053 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0061-0000

BUILDING CHARACTERISTICS

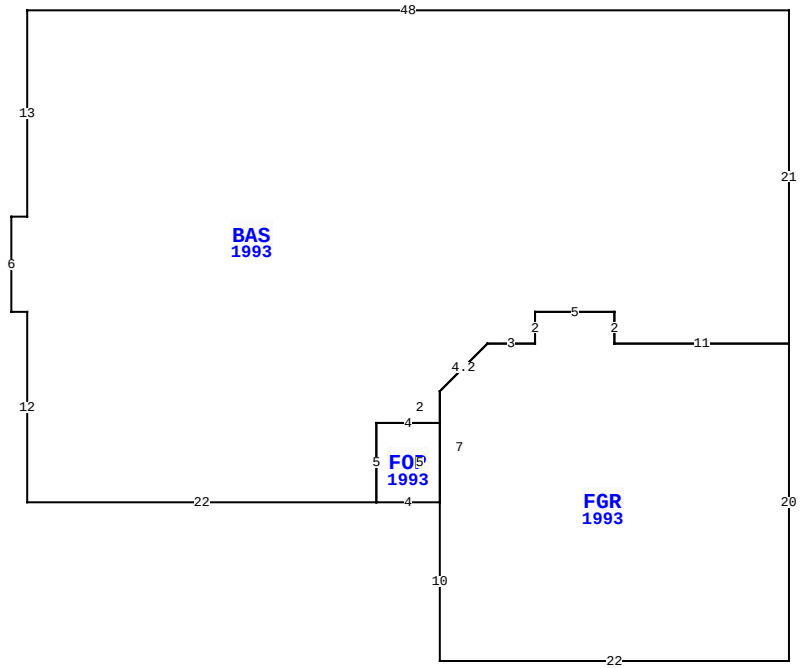
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,249	100	1993	1,249	165,097
FGR	446	55	1993	245	32,385
FOP	20	30	1993	6	793
TOTALS	1,715			1,500	198,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,500	117.8100	155.51	233,265	1993	1993	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2006 Heated Area: 1249 HX Base Yr 2006



94053 SUMMER TRC, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,275
TOTAL MARKET OB/XF VALUE		10,069
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		293,344
SOH/AGL Deduction		168,570
ASSESSED VALUE		124,774
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,052
TOTAL JUST VALUE		293,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1708084	H/AC	0	12/01/2017
R1213193	REPAIR/RRF	6,000	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1347/0895	9/06/2005	WD	Q	I		160,000
GRANTOR: TROWBRIDGE ALLEN H &						
GRANTEE: SMITH JASON E & CHR						
1214/1218	3/11/2004	WD	Q	I	01	100
GRANTOR: TROWBRIDGE KAREN V						
GRANTEE: TROWBRIDGE ALLEN &						

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	832.00	SF	5.20	5.20	100	1993	1993	3	64	2,769	
2	0858	SCULP CONC	0	100	0	0	636.00	SF	7.80	7.80	100	2012	2012	3	98	4,862	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	3,750.00	3,750.00	100	2015	2015	3	65	2,438	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S13 W1 S6 E1 S12 E22 FOP=[YR=1993] E4
FGR=[YR=1993] S10 E22 N20 W11 N2 W5 S2 W3 L3 D3 S7 $ N5 W4
S5$ N5 E4 N2 U3 R3 E3 N2 E5 S2 E11 N21$.

LAND DESCRIPTION

TOTAL OB/XF 10,069

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