LOT 7
IN OR 2518/641
NORTH SHORE SUB PB 5/255-256

MARTINEZ REBEKAH/NEILSON DAVID
94146 SUMMER BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5340-0007-0000

BUILDING CHARACTERISTICS

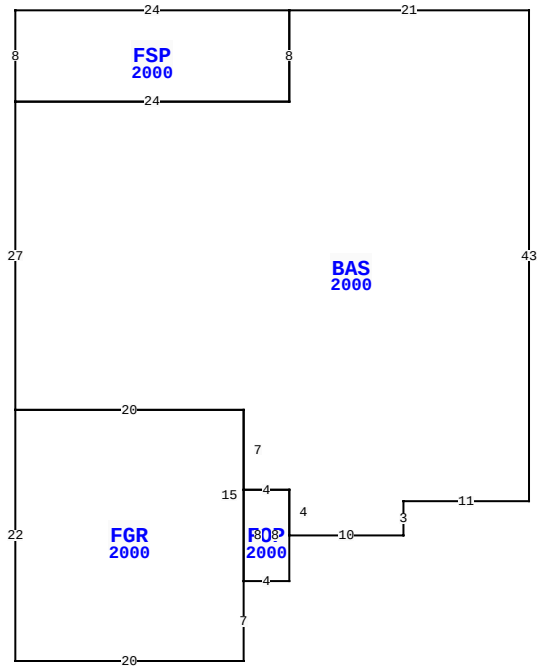
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,609	100	2000	1,609	199,645
FGR	440	55	2000	242	30,027
FOP	32	30	2000	10	1,241
FSP	192	40	2000	77	9,554
TOTALS	2,273			1,938	240,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,938	106.8200	141.00	273,258	2000	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2022 Heated Area: 1609 HX Base Yr 2022



94146 SUMMER BREEZE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 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		240,467
TOTAL MARKET OB/XF VALUE		9,664
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		375,131
SOH/AGL Deduction		73,362
ASSESSED VALUE		301,769
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		251,047
TOTAL JUST VALUE		375,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
994126	NEW CONSTR	136,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/0641	12/02/2021	PR	U	I	11	100
GRANTOR: DAW SARA E & DAY MCKO						
GRANTEE: MARTINEZ REBEKAH &						
2518/0639	12/02/2021	WD	Q	I	01	330,000
GRANTOR: DAW SARA E						
GRANTEE: MARTINEZ REBEKAH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W21 FSP=[YR=2000] W24 S8 E24 N8 $ S8 W24 S27
FGR=[YR=2000] S22 E20 N7 FOP=[YR=2000] E4 N8 W4 S8 $ N15
W20 $ E20 S7 E4 S4 E10 N3 E11 N43 $.

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	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	100	39	4	156.00	SF	6.50	6.50	100	2000	2000	3	77	781	
3	0811	CONCRETE B	0	100	0	0	1,493.00	SF	5.20	5.20	100	2000	2000	3	77	5,978	

LAND DESCRIPTION

TOTAL OB/XF 9,664

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 11/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS