



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

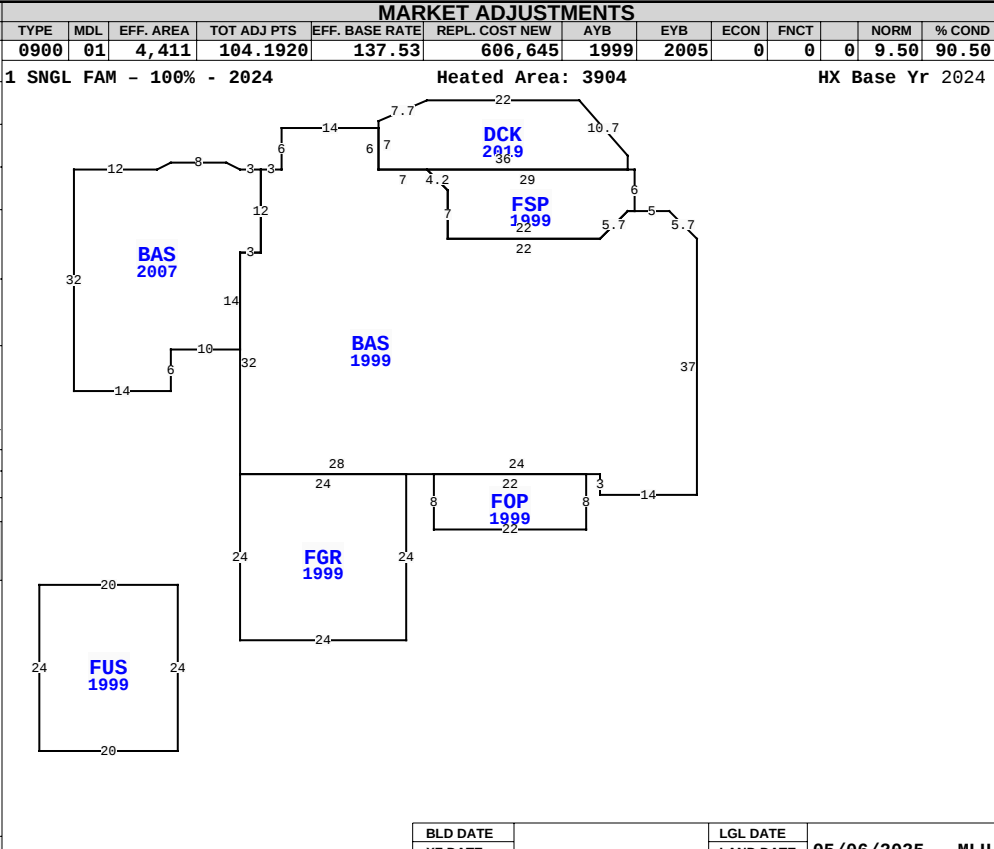
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	2,670	100	1999	2,670	332,321
BAS	754	100	2007	754	93,847
DCK	322	10	2019	32	3,983
FGR	576	55	1999	317	39,455
FOP	176	30	1999	53	6,597
FSP	263	40	1999	105	13,069
FUS	480	100	1999	480	59,743
TOTALS	5,241			4,411	549,014

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	78	3	234.00	SF	6.50	6.50	100	1999
2	0810	CONCRETE A	0 100	0	0	1,890.00	SF	6.50	6.50	100	1999
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999
4	1242	WD DECK A	0 100	5	5	25.00	SF	10.00	10.00	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT	1.00



94250 SUMMER BREEZE DR, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/06/2025 MLU					

TOTAL OB/XF											
13,240											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		549,014	
TOTAL MARKET OB/XF VALUE		13,240	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		762,254	
SOH/AGL Deduction		30,254	
ASSESSED VALUE		732,000	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		681,278	
TOTAL JUST VALUE		762,254	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		711,370	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18344	ADDITION	75,000	11/01/2006
M12235	MECH OTHER	0	11/01/2006
9905812	NEW CONSTR	150,000	02/01/1999

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2661/654		8/15/2023	WD	U	I	30	603,000		
GRANTOR:MCDONALD CLIFTON A &									
GRANTEE:CHUNG DANNY C & KAT									
0995/1494		7/05/2001	WD	Q	I		365,000		
GRANTOR:BRUTON ROBERT L & SON									
GRANTEE:MCDONALD CLIFTON A									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1999] L4 U4 W5 FSP=[YR=1999] N6 W1 DCK=[YR=2019] N2 L7 U8 W22 D3 L7 S7 E36\$ W29 D3 R3 S7 E22 R4 U4 E1\$ W1 D4 L4 W22 N7 L3 U3 W7 N6 W14 S6 W3 BAS=[YR=2007] W3 L2 U1 W8 L2 D1 W12 S32 E14 N6 E10 N14 E3 N12\$ S12 W3 S32 FGR=[YR=1999] S24 E24 N24 W24\$ E28 FOP=[YR=1999] S8 E22 N8 W22 \$ E24S3 E14 N37\$ PTR= S50 W75 FUS=[YR=1999] S24 W20 N24 E20\$ N50 E75 \$.											