

LOT 14
IN OR 2074/1111
NORTH SHORE SUB PB 5/255-256

BENNETT MATTHEW J & HEATHER L
94272 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5340-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 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 05 Quality Level 05

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	2,408	100	2017	2,408	402,242
FGR	911	55	2017	501	83,689
FOP	160	30	2017	48	8,018
FOP	569	30	2017	171	28,565
FSP	130	40	2017	52	8,686
FUS	1,096	100	2017	1,096	183,080
STR	32	10	2017	3	501
STR	88	10	2017	9	1,504
STR	249	10	2018	25	4,176

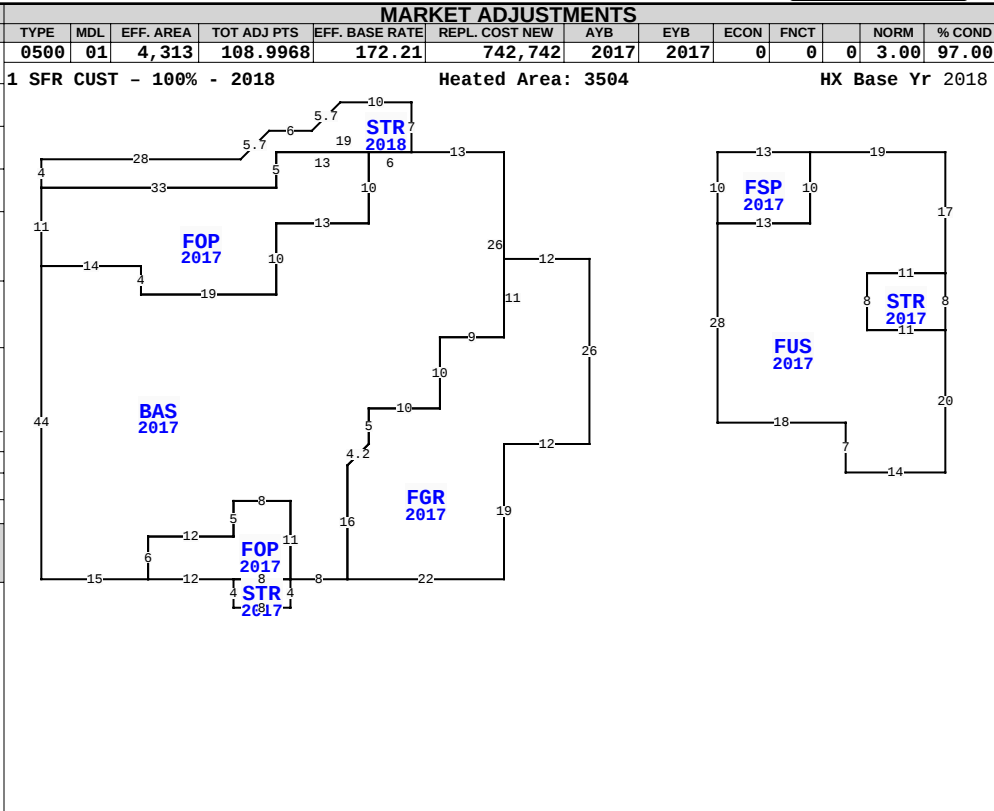
TOTALS 5,643 4,313 720,460

EXTRA FEATURES

L N	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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
2	0810	CONCRETE A	0 100	40	4	160.00	SF	6.50	6.50	100	2017	2017	3	96	998	
3	0812	CONCRETE C	0 100	0	0	2,035.00	SF	4.00	4.00	100	2017	2017	3	96	7,814	
4	0861	POOL GUNIT	0 100	32	15	480.00	SF	85.00	85.00	100	2018	2018	3	84	34,272	
5	0855	CONC PAVER	0 100	0	0	840.00	SF	10.00	10.00	100	2018	2018	3	97	8,148	
6	0462	ST/AL FNC	0 100	360	0	1,440.00	SF	10.00	10.00	100	2018	2018	3	84	12,096	
7	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2018	2018	3	92	828	

LAND DESCRIPTION			TOTAL OB/XF 66,096													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00

REVIEW DATE 03/04/2024 BY NWA



94272 SUMMER BREEZE DR, FERNANDINA BEACH

94272 SUMMER BREEZE DR, FERNANDINA BEACH											AG DATE	
FILING DATE											AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940			
160.00	SF	6.50	6.50	100	2017	2017	3	96	998			
2,035.00	SF	4.00	4.00	100	2017	2017	3	96	7,814			
480.00	SF	85.00	85.00	100	2018	2018	3	84	34,272			
840.00	SF	10.00	10.00	100	2018	2018	3	97	8,148			
1,440.00	SF	10.00	10.00	100	2018	2018	3	84	12,096			
3.00	UT	300.00	300.00	100	2018	2018	3	92	828			

TOTAL OB/XF													66,096	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	2		

Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				720,460	
TOTAL MARKET OB/XF VALUE				66,096	
TOTAL LAND VALUE - MARKET				200,000	
TOTAL MARKET VALUE				986,556	
SOH/AGL Deduction				451,056	
ASSESSED VALUE				535,500	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				484,778	
TOTAL JUST VALUE				986,556	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				930,430	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B184038	SWIM POOL	65,000	04/20/2018
C1700589	CO ISSUED	0	10/18/2017
1700589	NEW CONSTR	454,376	11/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2074/1111	9/26/2016	WD	Q	V	01
GRANTOR: RATHGEBER SITA K					
GRANTEE: BENNETT MATTHEW J &					
1176/0282	9/30/2003	WD	Q	V	01
GRANTOR: RATHGEBER GARTH W & S					
GRANTEE: RATHGEBER SITA K					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 STR=[YR=2018] N7 W10 D4 L4 W6 D4 L4 W28 S4 E33 N5 E19\$ W6FOP=[YR=2017] W13 S5 W33 S11 E14 S4 E19 N10 E13 N10\$ S10 W13 S10 W19 N4 W14 S44 E15 FOP=[YR=2017] E12 STR=[YR=2017] S4 E8 N4 W8\$ E8 N11 W8 S5 W12 S6\$N6 E12 N5 E8 S11 E8 FGR=[YR=2017] E22 N19 E12 N26 W12 S11 W9 S10W10 S5 L3 D3 S16\$ N16 U3 R3 N5 E10 N10 E9 N26\$ PTR= E30 FSP=[YR=2017] E13 FUS=[YR=2017] E19 S17 STR=[YR=2017] S8 W11 N8 E11\$ W11 S8E11 S20 W14 N7 W18 N28 E13 N10\$ S10 W13 N10\$ W30\$.

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