

LOT 16
IN OR 2216/155
NORTH SHORE SUB PB 5/255-256

INGLIS NICHOLAS & KATHLEEN H
94306 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5340-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	3,201	100	2007	3,201	515,396
FGR	666	55	2007	366	58,930
FOP	82	30	2007	25	4,025
FOP	552	30	2007	166	26,728
STP	99	10	2007	10	1,610
STR	44	10	2020	4	644
UOP	1,190	20	2020	238	38,321
TOTALS	5,834			4,010	645,653

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	3,539.00	SF	4.00
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
4	0855	CONC PAVER	0	100	0	0	78.00	SF	7.00
5	1126	CB/STC 8"	0	100	0	0	84.00	SF	8.00
6	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00
7	0911	SCRN RM A	0	100	23	70	1,610.00	SF	17.50

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

REVIEW DATE 03/05/2021 BY NW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,010	109.5776	173.13	694,251	2007	2010	0	0	7.00	93.00

1 SFR CUST - 100% - 2019 Heated Area: 3201 HX Base Yr 2019

94306 SUMMER BREEZE DR, FERNANDINA BEACH						X DATE		LAND DATE		05/06/2025		MLU	
						INC 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	3,500.00	3,500.00	100	2007	2007	3	90	3,150				
3,539.00	SF	4.00	4.00	100	2007	2007	3	87	12,316				
1.00	UT	5,000.00	5,000.00	100	2007	2007	3	27	1,350				
78.00	SF	7.00	7.00	100	2007	2007	3	87	475				
84.00	SF	8.00	8.00	100	2007	2007	3	87	585				
420.00	SF	85.00	85.00	100	2020	2020	3	90	32,130				
1,610.00	SF	17.50	17.50	100	2020	2020	3	86	24,231				

TOTAL OB/XF													
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
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		663,820	
TOTAL MARKET OB/XF VALUE		74,237	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		938,057	
SOH/AGL Deduction		333,851	
ASSESSED VALUE		604,206	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		553,484	
TOTAL JUST VALUE		938,057	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		885,467	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002949	SCRN ENCLSRE	13,600	04/30/2020
M2003026	H/AC	0	04/07/2020
B2001065	SWIM POOL	69,750	02/01/2020
B1909597	GARAGE	38,240	02/01/2019
B1631740	REMODEL	85,000	02/01/2016
M10174	MECH OTHER	0	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2216/0155	8/02/2018	WD Q	I	01	
GRANTOR: LAWSON DEBRA A & NANC					
GRANTEE: INGLIS NICHOLAS H &					
1524/0286	9/10/2007	WD Q	I		
GRANTOR: AMELIA DEVELOPMENT CO					
GRANTEE: LAWSON DEBRA A & NA					

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=2020] E70 N3 STR=[YR=2020] E4 N11 W4 S11\$ N20 W20 S19 W30 N14 E30 N5 W50 S23\$ BAS=[YR=2007] S14 D4 L4 S11 D4 R4 S18 FGR=[YR=2007] S30 E11 N2 E12 N28 W23 \$ E24 S5 E1 S2 E8 N2 E1 FOP=[YR=2007] S5 STP=[YR=2007] S9 E11N9W11 \$ E11 N5 W1 N3 W9 S3 W1 \$ E1 N3 E9 S3 E2 S2 E8 N2 E14 N56 W15 FOP=[YR=2007] W36 S12 E9 D5 R6 E21 N17\$ S17 W21 U5 L6 W9 N12 W17\$.									

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