LOT 18
NORTH SHORE SUB PB 5/255-256

ROWLAND CHRISTOPHER & HANNAH
94303 SUMMER BREEZE DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5340-0018-0000

BUILDING CHARACTERISTICS

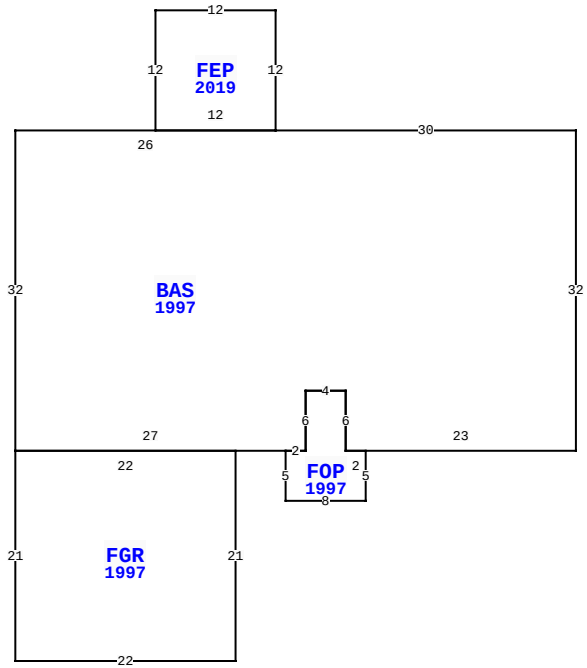
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,768	100	1997	1,768	232,979
FEP	144	80	2019	115	15,154
FGR	462	55	1997	254	33,471
FOP	64	30	1997	19	2,504
TOTALS	2,438			2,156	284,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,156	111.9160	147.73	318,506	1997	2002	0	0	0	10.80	89.20

1 SNGL FAM – 100% - 2024 Heated Area: 1768 HX Base Yr



94303 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		284,107
TOTAL MARKET OB/XF VALUE		21,214
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		430,321
SOH/AGL Deduction		31,350
ASSESSED VALUE		398,971
TOTAL EXEMPTION VALUE	13	398,971
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		430,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108447	REPAIR/RRF	13,065	08/01/2021
B1429107	GARAGE	42,820	08/01/2014
963328	NEW CONSTR	69,165	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/1014	4/04/2023	WD	U	I	37	367,900
GRANTOR: MCDONALD CLIFTON A &						
GRANTEE: ROWLAND CHRISTOPHER						
1843/1586	3/04/2013	WD	Q	I	02	150,000
GRANTOR: SCHEFF WILLIAM & JEAN						
GRANTEE: MCDONALD CLIFTON A						

BUILDING NOTES

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	1997	1997	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	746.00	SF	5.20	5.20	100	1997	1997	3	72	2,793	
3	0510	GARAGE WD-	0	100	18	28	504.00	SF	43.75	43.75	100	2014	2014	3	71	15,656	

BUILDING DIMENSIONS

BAS=[YR=1997] W30 FEP=[YR=2019] N12 W12 S12 E12$ W26 S32 FGR=[YR=1997] S21 E22 N21 W22$ E27 FOP=[YR=1997] S5 E8 N5 W2 N6 W4 S6 W2$ E2 N6 E4 S6 E23 N32$.

LAND DESCRIPTION

TOTAL OB/XF 21,214

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 KWNW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS