LOT 5
IN OR 990/747
OCEANSIDE #1 PB 5/321

KRATZ GLENN R & JOAN M
4973 SUMMER BCH BLVD
FERNANDINA BEACH, FL 32034

2026

00-SB-30-1520-0005-0000

BUILDING CHARACTERISTICS

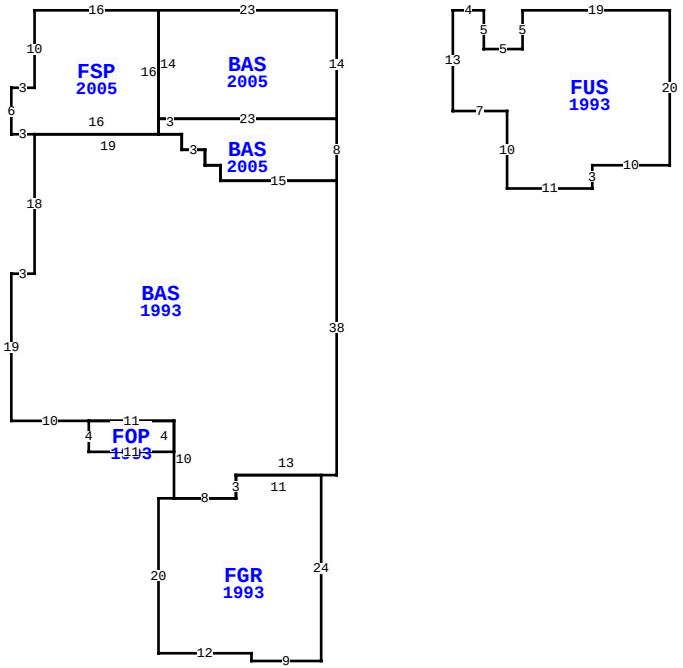
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100	1993	1,567	286,641
BAS	150	100	2005	150	27,439
BAS	322	100	2005	322	58,902
FGR	462	55	1993	254	46,463
FOP	44	30	1993	13	2,378
FSP	274	40	2005	110	20,122
FUS	519	100	1993	519	94,937
TOTALS	3,338			2,935	536,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,935	132.7656	220.39	646,845	1991	1991	0	0	0	17.00	83.00

1 SFR CUST 100% - 2007 Heated Area: 2558 HX Base Yr 2007



4973 SUMMER BEACH BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		536,881
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		510,000
TOTAL MARKET VALUE		1,049,191
SOH/AGL Deduction		591,772
ASSESSED VALUE		457,419
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		406,008
TOTAL JUST VALUE		1,049,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,024,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22499	REMODEL	5,102	05/01/2009
R08198	REPAIR/RRF	12,986	09/01/2005
P09864	OTHER	0	08/01/2005
04004	H/AC	3,000	11/05/1991
7772	NEW CONSTR	3,700	10/23/1991
4508	NEW CONSTR	4,000	10/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0990/0747	6/06/2001	WD	Q	I		381,100
GRANTOR: WILKES GASTON						
GRANTEE: KARTZ GLENN R & JOA						
0820/1575	1/27/1998	WD	Q	I		275,000
GRANTOR: CHANDLER LINDA C & AL						
GRANTEE: WILKES GASTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W23 FSP=[YR=2005] W16 S10 W3 S6 E3
BAS=[YR=1993] S18 W3 S19 E10 FOP=[YR=1993] S4 E11 N4 W11$ E11
S10 FGR=[YR=1993] W2 S20 E12 S1 E9 N24 W11 S3 W8$ E8 N3 E13
N38 BAS=[YR=2005] N8 W23 S2 E3 S2 E3 S2 E2 S2 E15$ W15 N2 W2
N2 W3 N2 W19$ E16 N16$ S14 E23 N14$ PTR=E15 FUS=[YR=1993] E4
S5 E5 N5 E19 S20 W10 S3 W11 N10 W7 N13$ W15$.

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	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	510,000.00	510,000.00	510,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 510,000 Market: 0 Agricultural: 0 Common: 510,000 PRINTED 07/09/2026 BY SYS