LOT 6
OCEANSIDE #1 PB 5/321

KALHOR ARDAVAN REV TRUST/KALHOR ARDAVAN TRUSTEE
4967 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

**2026**

**00-SB-30-1520-0006-0000**

## BUILDING CHARACTERISTICS

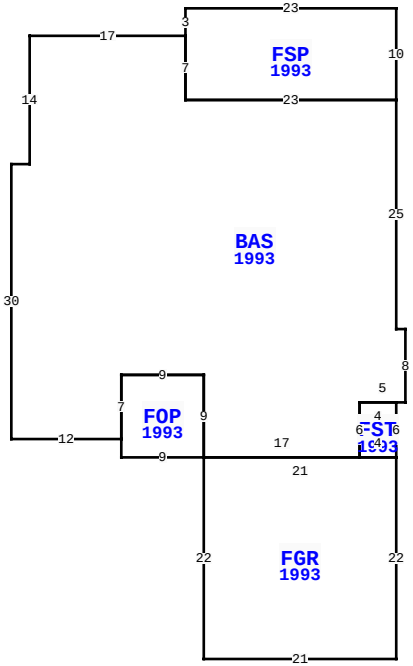
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,622 | 100 | 1993 | 1,622 | 250,660 |
| FGR | 462 | 55 | 1993 | 254 | 39,252 |
| FOP | 81 | 30 | 1993 | 24 | 3,709 |
| FSP | 230 | 40 | 1993 | 92 | 14,217 |
| FST | 24 | 55 | 1993 | 13 | 2,009 |
| TOTALS | 2,419 | | | 2,005 | 309,848 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,005 | 112.1610 | 186.19 | 373,311 | 1991 | 1991 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SFR CUST 100% - 2015 Heated Area: 1622 HX Base Yr 2015




4967 SUMMER BEACH BLVD, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 309,848 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 510,000 |
| TOTAL MARKET VALUE | | 819,848 |
| SOH/AGL Deduction | | 418,603 |
| ASSESSED VALUE | | 401,245 |
| TOTAL EXEMPTION VALUE | HX HB WR | 56,411 |
| BASE TAXABLE VALUE | | 344,834 |
| TOTAL JUST VALUE | | 819,848 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 880,027 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7564 | NEW CONSTR | 3,100 | 07/19/1991 |
| 03859 | H/AC | 2,500 | 07/18/1991 |
| 4372 | NEW CONSTR | 3,200 | 06/24/1991 |
| 7322 | NEW CONSTR | 71,200 | 06/19/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2490/0762 | 8/23/2021 | WD | U | I | 11 | 100 |
| GRANTOR: KALHOR ARDAVAN | | | | | | |
| GRANTEE: KALHOR ARDAVAN REVO | | | | | | |
| 1087/1897 | 10/16/2002 | WD | Q | I | | 350,000 |
| GRANTOR: JENKINS WIEHELMINA M | | | | | | |
| GRANTEE: KALHOR ARDAVAN & GU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=1993] W23 S3 BAS=[YR=1993] W17 S14 W2 S30 E12
FOP=[YR=1993] S2 E9 FGR=[YR=1993] S22 E21 N22 FST=[YR=1993]
N6 W4 S6 E4$ W21$ N9 W9 S7$ N7 E9 S9 E17 N6 E5 N8 W1 N25W23
N7$ S7 E23 N10$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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