LOT 8
IN OR 978/1679
OCEANSIDE #1 PB 5/321

JUMP WILLIAM G & MARILYN
4959 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2026

00-SB-30-1520-0008-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

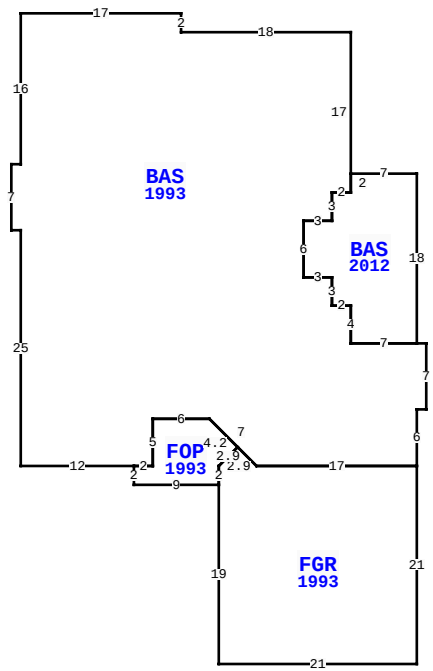
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,665	100	1993	1,665	260,843
BAS	168	100	2012	168	26,319
FGR	445	55	1993	245	38,383
FOP	57	30	1993	17	2,663
TOTALS	2,335			2,095	328,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,095	113.7045	188.75	395,431	1991	1991	0	0	0	17.00	83.00

1 SFR CUST 100% - 2005 Heated Area: 1833 HX Base Yr 2005



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

4959 SUMMER BEACH BLVD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		328,208
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		510,000
TOTAL MARKET VALUE		840,518
SOH/AGL Deduction		440,645
ASSESSED VALUE		399,873
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		348,462
TOTAL JUST VALUE		840,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		903,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03880	H/AC	2,900	07/31/1991
7569	NEW CONSTR	2,800	07/23/1991
4368	NEW CONSTR	0	06/24/1991
7304	NEW CONSTR	76,100	06/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0978/1679	4/03/2001	WD	Q	I		328,000
GRANTOR: FRICK HELMUT & HELEN						
GRANTEE: JUMP WILLIAM G & MA						
0730/1742	6/05/1995	WD	Q	I		203,000
GRANTOR: HILLEBRANTS HENRY & B						
GRANTEE: FRICK HELMUT & HELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N2 W17 S16 W1 S7 E1 S25 E12 FOP=[YR=1993] S2 E9 FGR=[YR=1993] S19 E21 N21 W17 U2 L2 L2 D2 S2$ N2 R2 U2 L3 U3 W6 S5W2$ E2 N5 E6 D5 R5 E17 N6 E1 N7 W1 BAS=[YR=2012] N18 W7 S2 W2 S3 W3 S6 E3 S3 E2 S4 E7$W7 N4 W2 N3 W3 N6 E3 N3 E2 N17$.

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