LOT 10
OCEANSIDE #1 PB 5/321

MONAGHAN MALVERN DUMAH JR & JEANINE M
4966 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2026

00-SB-30-1520-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

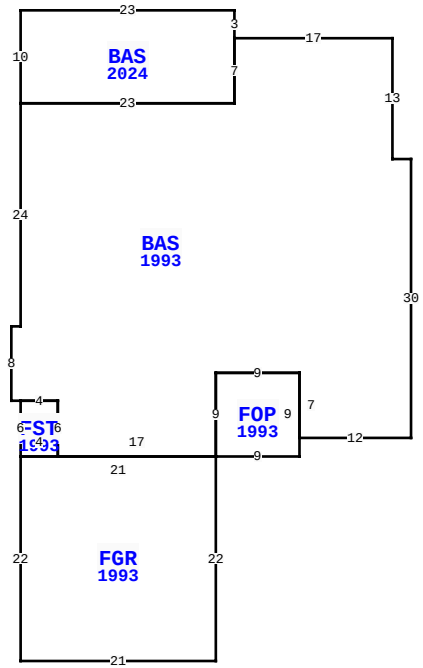
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,582	100	1993	1,582	242,233
BAS	230	100	2024	230	35,217
FGR	462	55	1993	254	38,892
FOP	81	30	1993	24	3,675
FST	24	55	1993	13	1,990
TOTALS	2,379			2,103	322,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,103	111.1320	184.48	387,961	1991	1991	0	0	0	17.00	83.00

1 SFR CUST 100% - 2023 Heated Area: 1812 HX Base Yr 2023



4966 SUMMER BEACH BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		322,008
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		510,000
TOTAL MARKET VALUE		834,318
SOH/AGL Deduction		157,510
ASSESSED VALUE		676,808
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		625,397
TOTAL JUST VALUE		834,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		896,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230002229	ENCLOSE BACK PORC	67,000	02/21/2023
7276	NEW CONSTR	79,200	06/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2463/1552	5/21/2021	WD	Q	I	01	625,000
GRANTOR: FUNDORA RAMON A & LOR						
GRANTEE: MONAGHAN MALVERN DU						
1867/1816	7/15/2013	WD	Q	I	02	385,000
GRANTOR: HARD CARL WARREN						
GRANTEE: FUNDORA RAMON A & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W17 S7 W23 S24 W1 S8 E1 E4 S6 E17 N9 E9 S7 E12 N30 W2 N13 $
FGR=[YR=1993;ORIG=-40,45] S22 E21 N22 W21 $
BAS=[YR=2024;ORIG=-17,0] N3 W23 S10 E23 N7 $
FOP=[YR=1993;ORIG=-19,45] E9 N9 W9 S9 $
FST=[YR=1993;ORIG=-40,39] S6 E4 N6 W4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 03/05/2024 BY HS Total Acres: 0.00 Total Land Value: 510,000 Market: 0 Agricultural: 0 Common: 510,000 PRINTED 07/09/2026 BY SYS