LOT 12
IN OR 2144/114
OCEANSIDE #1 PB 5/321

RITTMAN BRENDA L REV TRUST/RITTMAN BRENDA L TRUSTE
4976 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2026

00-SB-30-1520-0012-0000

BUILDING CHARACTERISTICS

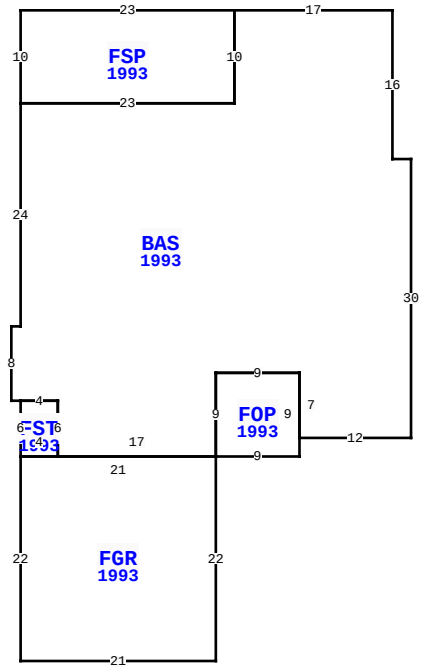
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,633	100	1993	1,633	252,360
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	2,430			2,016	311,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,016	112.1610	186.19	375,359	1991	1991	0	0	0	17.00	83.00

1 SFR CUST 0% - 0 Heated Area: 1633 HX Base Yr



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

4976 SUMMER BEACH BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	311,548
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	510,000
TOTAL MARKET VALUE	823,858
SOH/AGL Deduction	160,566
ASSESSED VALUE	663,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	663,292
TOTAL JUST VALUE	823,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	918,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7303	NEW CONSTR	80,000	06/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/0114	8/31/2017	WD	Q	I	01	550,000
GRANTOR: CHRISTIANSEN ROBERT G						
GRANTEE: REV TRST AGREEMENT						
1997/0781	8/13/2015	WD	Q	I	01	420,000
GRANTOR: GRANTHAM MARGARET R L						
GRANTEE: CHRISTIANSEN ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=1993] W23 S10 E23 N10$ S10 W23 S24 W1 S8 E1 FST=[YR=1993] S6 FGR=[YR=1993] S22 E21 N22 FOP=[YR=1993] E9 N9 W9 S9$ W21$ E4 N6 W4$ E4 S6 E17 N9 E9 S7 E12 N30 W2 N16$.

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	0	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	0		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