LOT 1
OCEANSIDE @ SUMMER BEACH 2
PB 5/342

FERRARO ROBERT P & THERESA A
4955 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

**2026**

**00-SB-30-1521-0001-0000**

## 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 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

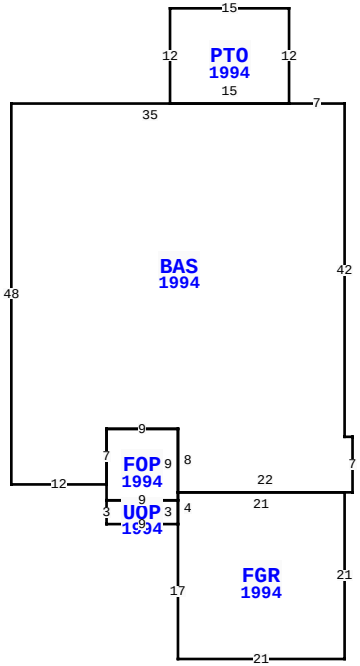
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3045.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,981 | 100 | 1994 | 1,981 | 321,967 |
| FGR | 441 | 55 | 1994 | 243 | 39,494 |
| FOP | 81 | 30 | 1994 | 24 | 3,901 |
| PTO | 180 | 5 | 1994 | 9 | 1,463 |
| UOP | 27 | 20 | 1994 | 5 | 813 |
| TOTALS | 2,710 | | | 2,262 | 367,637 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,262 | 115.8654 | 192.34 | 435,073 | 1994 | 1994 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SFR CUST 100% - 2022 Heated Area: 1981 HX Base Yr 2022




4955 SUMMER BEACH BLVD, FERNANDINA BEACH

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 367,637 |
| TOTAL MARKET OB/XF VALUE | | 1,860 |
| TOTAL LAND VALUE - MARKET | | 510,000 |
| TOTAL MARKET VALUE | | 879,497 |
| SOH/AGL Deduction | | 260,253 |
| ASSESSED VALUE | | 619,244 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 567,833 |
| TOTAL JUST VALUE | | 879,497 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 951,153 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24737 | REMODEL | 1,980 | 05/01/2011 |
| B24565 | REMODEL | 23,300 | 04/01/2011 |
| G01599 | GAS | 995 | 02/01/2011 |
| B940597 | NEW CONSTR | 98,283 | 11/01/1993 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2442/0630 | 3/12/2021 | WD | Q | I | 01 | 660,000 |
| GRANTOR: STRAEBEL MARY ELLEN | | | | | | |
| GRANTEE: FERRARO ROBERT P & | | | | | | |
| 1596/1911 | 12/12/2008 | QC | Q | I | 01 | 100 |
| GRANTOR: STRAEBEL MARY ELLEN & | | | | | | |
| GRANTEE: STRAEBEL MARY ELLEN | | | | | | |

### BUILDING NOTES

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2011 | 2011 | 3 | 93 | 1,860 | |

### BUILDING DIMENSIONS

BAS=[YR=1994] W7 PTO=[YR=1994] N12 W15 S12 E15$ W35 S48 E12
FOP=[YR=1994] S2 UOP=[YR=1994] S3 E9 FGR=[YR=1994] S17 E21
N21 W21 S4$ N3 W9$ E9 N9 W9 S7 $ N7 E9 S8 E22 N7 W1 N42$.

### LAND DESCRIPTION

TOTAL OB/XF 1,860

| 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