LOT 4
IN OR 1461/1537
OCEANSIDE @ SUMMER BEACH 2

YOUNG HOLLY S
PO BOX 369
POOLER, GA 31322-0369

2026

00-SB-30-1521-0004-0000

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	11	CLAY TILE 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

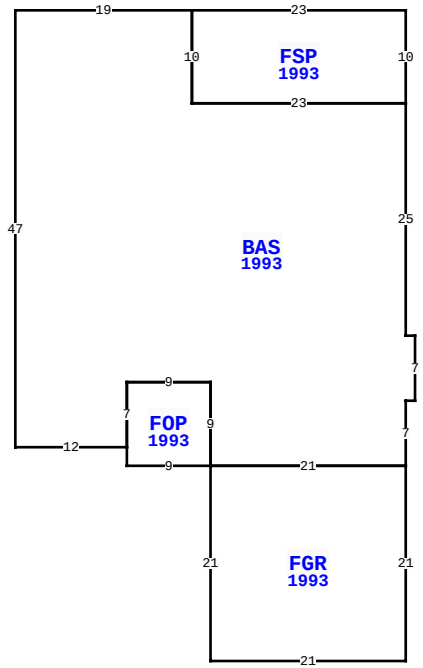
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,730	100	1993	1,730	284,996
FGR	441	55	1993	243	40,031
FOP	81	30	1993	24	3,954
FSP	230	40	1993	92	15,156
TOTALS	2,482			2,089	344,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,089	118.8495	197.29	412,139	1992	1992	0	0	0	16.50	83.50

1 SFR CUST 0% - 0 Heated Area: 1730 HX Base Yr



4945 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	344,136
TOTAL MARKET OB/XF VALUE	2,380
TOTAL LAND VALUE - MARKET	510,000
TOTAL MARKET VALUE	856,516
SOH/AGL Deduction	213,436
ASSESSED VALUE	643,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	643,080
TOTAL JUST VALUE	856,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	925,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21631	REMODEL	30,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/1537	11/28/2006	WD	Q	I		510,000
GRANTOR: BARCLAY SANDRA M SUCC						
GRANTEE: YOUNG HOLLY S						
1276/0864	11/24/2004	TD	Q	I	01	100
GRANTOR: MCLEAN GEORGE A & VIO						
GRANTEE: MCLEAN GEORGE A TRU						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W23 BAS=[YR=1993] W19 S47 E12 FOP=[YR=1993] S2 E9 N9 W9 S7$ N7 E9 S9 FGR=[YR=1993] S21 E21 N21 W21$ E21 N7 E1 N7 W1 N25 W23 N10$ S10 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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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