LOT 5
OCEANSIDE @ SUMMER BEACH 2
PB 5/342

CHANCE PAUL C & KIMBERLY A
4941 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2026

00-SB-30-1521-0005-0000

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

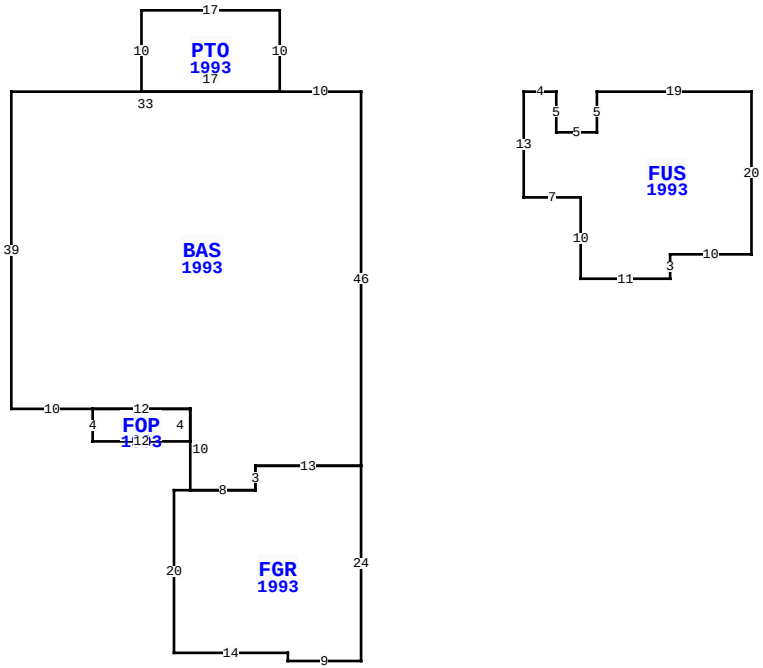
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1993	1,848	358,997
FGR	508	55	1993	279	54,199
FOP	48	30	1993	14	2,720
FUS	519	100	1993	519	100,822
PTO	170	5	1993	8	1,554
TOTALS	3,093			2,668	518,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,668	140.1523	232.65	620,710	1992	1992	0	0	0	16.50	83.50

1 SFR CUST 100% - 2021 Heated Area: 2367 HX Base Yr 2021



4941 SUMMER BEACH BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		518,293
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		510,000
TOTAL MARKET VALUE		1,028,293
SOH/AGL Deduction		527,555
ASSESSED VALUE		500,738
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		449,327
TOTAL JUST VALUE		1,028,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		999,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8381	NEW CONSTR	86,390	09/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2399/0648	10/07/2020	WD	Q	I	01	610,000
GRANTOR: BROWN E M JR & LYNDA						
GRANTEE: CHANCE PAUL C & KIM						
0786/0917	3/06/1997	WD	Q	I		230,000
GRANTOR: GLENN LOUISE W						
GRANTEE: BROWN E M JR & LYND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 PTO=[YR=1993] N10 W17 S10 E17$ W33 S39 E10 FOP=[YR=1993] S4 E12 N4 W12$ E12 S10 FGR=[YR=1993] W2 S20 E14 S1 E9 N24 W13 S3 W8$ E8 N3 E13 N46$ PTR= E20 FUS=[YR=1993] E4 S5 E5 N5 E19 S20 W10 S3 W11 N10 W7 N13$ W20 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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