

LOT 6
OCEANSIDE @ SUMMER BEACH 2
PB 5/342

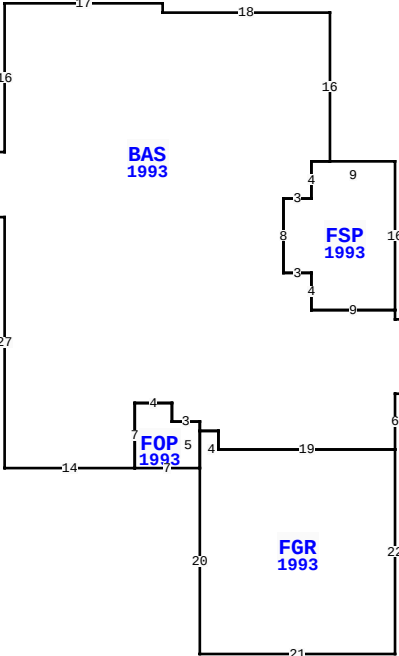
NANCE JAMES M & MARTHA S
4935 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

2026

00-SB-30-1521-0006-0000



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	11	CLAY TILE 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	1,721	100	1993	1,721	278,792
FGR	466	55	1993	256	41,471
FOP	43	30	1993	13	2,106
FSP	168	40	1993	67	10,854
TOTALS	2,398			2,057	333,221

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,057	116.1741	192.85	396,692	1993	1993	0	0	0 16.00	84.00
1 SFR CUST		100% - 1999			Heated Area: 1721			HX Base Yr 1999			
											
BLD DATE						LGL DATE					
XF DATE						LAND DATE		04/10/2026		MLU	