

LOT 12
OCEANSIDE @ SUMMER BEACH 2
PB 5/342

SCHUILWERVE MANAGEMENT TRUST/SCHUILWERVE RUBEN M T
4944 SUMMER BEACH BLVD
FERNANDINA BEACH, FL 32034

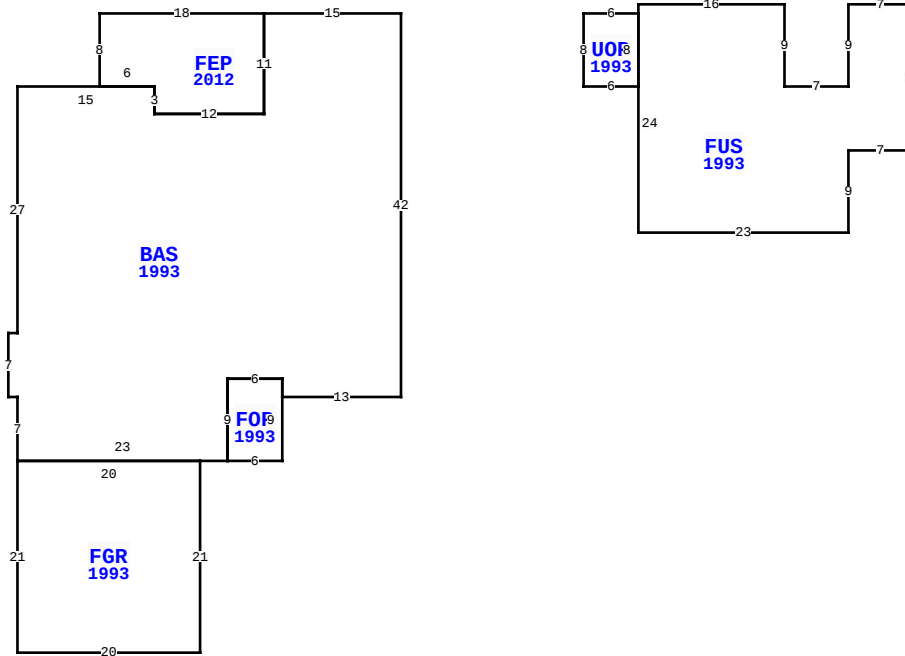
2026

00-SB-30-1521-0012-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
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	1,668	100	1993	1,668	329,893
FEP	180	80	2012	144	28,480
FGR	420	55	1993	231	45,687
FOP	54	30	1993	16	3,165
FUS	624	100	1993	624	123,414
UOP	48	20	1993	10	1,978
TOTALS	2,994			2,693	532,616

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,693	142.6867	236.86	637,864	1992	1992	0	0	16.50	83.50
1 SFR CUST 100% - 2022 Heated Area: 2292 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		532,616	
TOTAL MARKET OB/XF VALUE		2,380	
TOTAL LAND VALUE - MARKET		510,000	
TOTAL MARKET VALUE		1,044,996	
SOH/AGL Deduction		357,214	
ASSESSED VALUE		687,782	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		636,371	
TOTAL JUST VALUE		1,044,996	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,023,507	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8183	NEW CONSTR	101,529	06/19/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/1596	8/14/2020	WD	Q	I	01	630,000
GRANTOR: HARRISON WALTER H & C						
GRANTEE: SCHUILWERVE MANAGEM						
0899/1923	9/20/1999	WD	Q	I		364,000
GRANTOR: FENDER ROBERT R JR &						
GRANTEE: HARRISON WALTER H &						

EXTRA FEATURES										4944 SUMMER BEACH BLVD, FERNANDINA BEACH					INC DATE		AG DATE		NOTES	
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			
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380				