LOT 13
IN OR 1145/1951
OCEANSIDE @ SUMMER BEACH 2

COOK ELIZABETH S & DONALD L JR
3158 WOOD VALLEY RD
ATLANTA, GA 30327

2026

00-SB-30-1521-0013-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

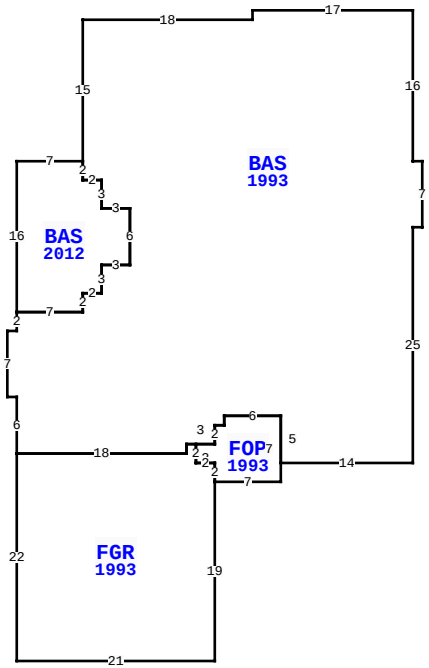
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100	1993	1,688	266,279
BAS	154	100	2012	154	24,293
FGR	461	55	1993	254	40,068
FOP	52	30	1993	16	2,524
TOTALS	2,355			2,112	333,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,112	113.8074	188.92	398,999	1992	1992	0	0	0	16.50	83.50

1 SFR CUST 0% - 0 Heated Area: 1842 HX Base Yr



4954 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	333,164
TOTAL MARKET OB/XF VALUE	2,380
TOTAL LAND VALUE - MARKET	510,000
TOTAL MARKET VALUE	845,544
SOH/AGL Deduction	229,891
ASSESSED VALUE	615,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	615,653
TOTAL JUST VALUE	845,544
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	906,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1145/1951	6/17/2003	WD	Q	I		395,000
GRANTOR: SCHMIDT CHARLES C & T						
GRANTEE: COOK ELIZABETH S &						
0890/0267	7/07/1999	WD	Q	I		275,000
GRANTOR: EDWARDS THOMAS J & AL						
GRANTEE: SCHMIDT CHARLES & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S1 W18 S15 BAS=[YR=2012] W7 S16 E7 N2 E2 N3 E3 N6 W3 N3 W2 N2$S2 E2 S3 E3 S6 W3 S3 W2 S2 W7 S2 W1 S7 E1 S6 FGR=[YR=1993] S22 E21 N19 FOP=[YR=1993] E7 N7 W6 S1 W1 S2 W2 S2 E2 S2$ N2 W2 N2 W1 S1 W18$ E18 N1 E3 N2 E1 N1 E6 S5 E14N25 E1 N7 W1 N16$.

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
1	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