



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

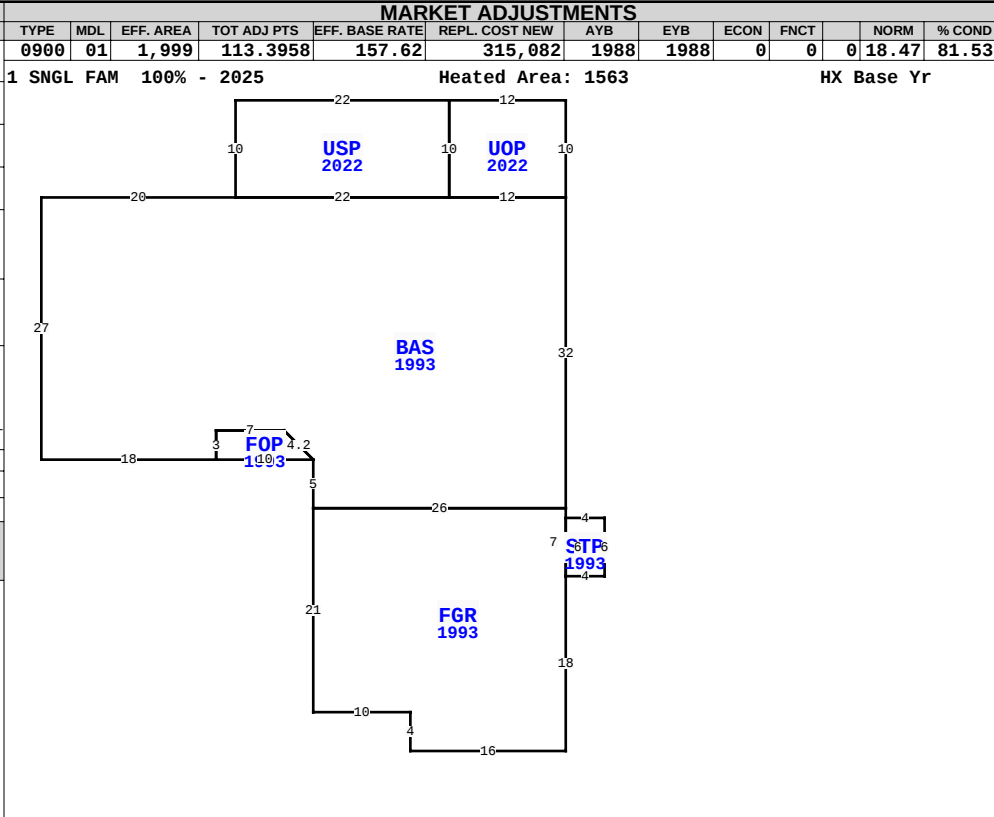
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,563	100	1993	1,563	200,857
FGR	610	55	1993	336	43,178
FOP	26	30	1993	8	1,028
STP	24	10	1993	2	257
UOP	120	20	2022	24	3,084
USP	220	30	2022	66	8,482

TOTALS	2,563			1,999	256,886
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
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
4	0860	POOL/SPA	0 100	15	0	1.00	UT	50,000.00	50,000.00	100	1996	1996	04	85	42,500	
6	0350	CARPORT WD	0 100	20	14	280.00	SF	13.00	13.00	100	2025	2023		93	3,385	

LAND DESCRIPTION			TOTAL OB/XF 47,985														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000

REVIEW DATE	01/01/2023	BY	CD
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94020 SUMMER TRC, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 47,985																
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	1988	1988	3	60	2,100	
4	0860	POOL/SPA	0 100	15	0	1.00	UT	50,000.00	50,000.00	100	1996	1996	04	85	42,500	
6	0350	CARPORT WD	0 100	20	14	280.00	SF	13.00	13.00	100	2025	2023		93	3,385	

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1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				256,886	
TOTAL MARKET OB/XF VALUE				47,985	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				389,871	
SOH/AGL Deduction				0	
ASSESSED VALUE				389,871	
TOTAL EXEMPTION VALUE		13		389,871	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				389,871	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				389,280	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109600	REPAIR/RRF	12,700	09/01/2021
96-2997	SWIM POOL	8,650	07/17/1996
2675	H/AC	3,000	08/09/1988
3135	NEW CONSTR	2,900	07/20/1988
5033	NEW CONSTR	65,000	07/15/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/0260	10/04/2021	QC	U	I	11	100
GRANTOR: LATTANZI MARTY						
GRANTEE: LATTANZI MARTY & NA						
2498/0096	9/17/2021	WD	Q	I	01	385,000
GRANTOR: BROESEKER PERRY B & R						
GRANTEE: LATTANZI MARTY						

BUILDING NOTES																
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BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W12 W22 W20 S27 E18 N3 E7 D3R3 S5 E26 N32 \$

FGR=[YR=1993;ORIG=-26,32] S21 E10 S4 E16 N18 N7 W26 \$

FOP=[YR=1993;ORIG=-36,27] E10 U3L3 W7 S3 \$

STP=[YR=1993;ORIG=0,39] E4 N6 W4 S6 \$

UOP=[YR=2022;ORIG=0,0] W12 N10 E12 S10 \$

USP=[YR=2022;ORIG=-12,-10] W22 S10 E22 N10 \$