LOT 55
IN OR 993/38
OTTER RUN PB 5/156

KNERR W KIRK
94048 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0055-0000

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	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

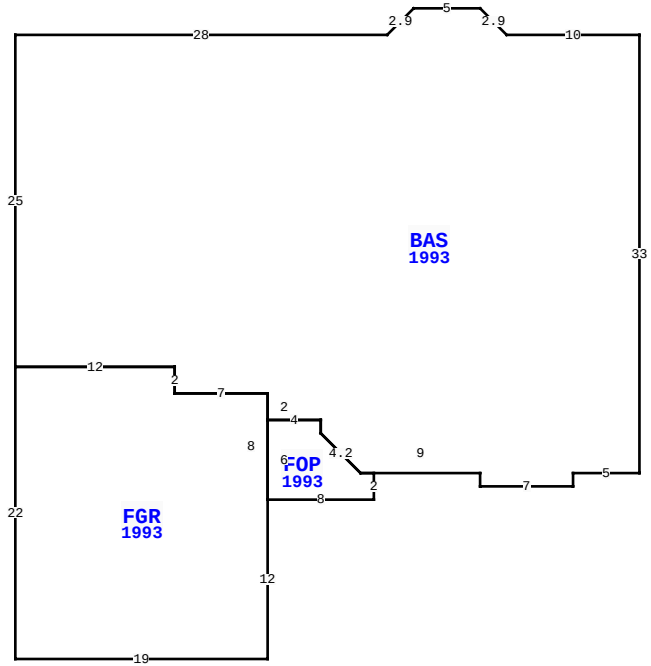
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1993	1,414	175,468
FGR	404	55	1993	222	27,549
FOP	37	30	1993	11	1,365
TOTALS	1,855			1,647	204,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,647	107.5590	149.51	246,243	1991	1991	0	0	0	17.00	83.00

1 SNGL FAM 100% - 2003 Heated Area: 1414 HX Base Yr 2003



94048 SUMMER TRC, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,382
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		289,382
SOH/AGL Deduction		154,721
ASSESSED VALUE		134,661
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,250
TOTAL JUST VALUE		289,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7402	NEW CONSTR	56,525	07/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0993/0038	6/20/2001	WD	Q	I		137,000
GRANTOR: A B WILLIS PROPERTIES						
GRANTEE: KNERR W KIRK						
0978/1435	4/02/2001	WD	Q	I		116,000
GRANTOR: GRIFFIN DANNY COY & J						
GRANTEE: A B WILLIS PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 U2 L2 W5 L2 D2 W28 S25 FGR=[YR=1993] S22 E19 N12 FOP=[YR=1993] E8N2 W1 U3 L3 N1 W4 S6$ N8 W7 N2 W12$ E12 S2 E7 S2 E4 S1 R3 D3 E9 S1 E7 N1 E5 N33$.

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	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 Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS