

PEEPLES JAMES BRIAN & HOLLI M
94056 SUMMER TRACE
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0056-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall30VINYL 90

Exterior Wall31HARDIE BRD 10

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4013.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,34210019941,342167,934

FGR40055199422027,530

FOP54301994162,003

USP216302017658,134

TOTALS2,0121,643205,600

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECNFNCTNORM% COND

0900011,643105.9117147.22241,882199419940015.0085.00

1 SNGL FAM 100% - 2026Heated Area: 1342HX Base Yr 2026

The floor plan shows a main rectangular area divided into several sections. At the top is a small rectangle labeled 'USP 2017' with dimensions 18x12. Below it is a large central area labeled 'BAS 1994'. To the left of the center is a smaller area labeled 'FOP 1994' with dimensions 3.7x3.7. To the right of the center is another area labeled 'FGR 1994' with dimensions 20x20. The overall dimensions of the main area are 30x28. There are also some smaller areas at the bottom with dimensions like 17x2, 3x2, 3x7, etc.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE205,600

TOTAL MARKET OB/XF VALUE2,520

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE293,120

SOH/AGL Deduction0

ASSESSED VALUE293,120

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE241,709

TOTAL JUST VALUE293,120

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE296,704

PERMIT NUMDESCRIPTIONAMTISSUED

B0210377XFOB3,00011/01/2002

94-01074NEW CONSTR58,74907/01/1994

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2819/3889/26/2025WD Q I I 01340,000

GRANTOR:CRAWFORD JOHN LEWIS

GRANTEE:PEEPLES JAMES BRIAN

2211/18207/13/2018QC U I I 11100

GRANTOR:CRAWFORD MARJORIE E

GRANTEE:CRAWFORD JOHN LEWIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W19 USP=[YR=2017] N12 W18 S12 E18\$ W30 S28 E17
FOP=[YR=1994] S2E12 FGR=[YR=1994] S18 E20 N20 W20 S2\$ N2 W3
U3 L2 N3 W4 S3 L2 D3 W1\$ E1 U3 R2 N3 E4 S3 R2 D3 E23
N28\$.

EXTRA FEATURES

94056 SUMMER TRC, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/24/2025MLU

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100199419943722,520

TOTAL OB/XF2,520

LAND DESCRIPTIONTOTAL OB/XF

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESC1000003RSF-10.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/09/2026 BY SYS