

GRADY WILLIAM A & CAROLYN S
94061 SUMMER TRACE
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0060-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

31

03

05

03

11

14

03

04

02

1.

00

HARDIE BRD 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CLAY TILE 50

CARPET 50

CENTRAL 100

AIR DUCTED 100

WOOD FRAME 100

1. 100

0 100

NONE 100

TOTALS

1,824

1,627

218,785

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

1991

1991

3

66

2,310

3

0860

POOL/SPA

0 100

14

0

1.00

UT

50,000.00

50,000.00

100

1998

1998

04

85

42,500

LAND DESCRIPTION

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTAL

0900

01

1,627

114.8265

159.61

259,685

1991

1991

0

0

15.75

84.25

1

SNGL FAM

100%

-

0

Heated Area:

1399

HX Base Yr

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

218,785

44,810

85,000

348,595

204,442

144,153

101,411

42,742

348,595

0

319,672

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / IRSN CD SALE PRICE

0636/0733

9/17/1991

WD

Q

I

76,200

GRANTOR:NORTH PT CONST CO

GRANTEE:GRADY WM & CAROLYN

0630/0450

7/03/1991

WD

Q

V

17,200

GRANTOR:OTTER RUN PRTRNSHIP

GRANTEE:NORTH POINT CONST C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S36 E13 FOP=[YR=1993] E5 N5 W5 S5\$ N5 E5 S7 E12 N2 FGR=[YR=1993] E20 N20W20 S20\$ N20 E20 N16\$.

94061 SUMMER TRC, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/24/2025MLU

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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