LOT 62
OTTER RUN PB 5/156

GRISWOLD CLARK & ELLEN/
94035 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

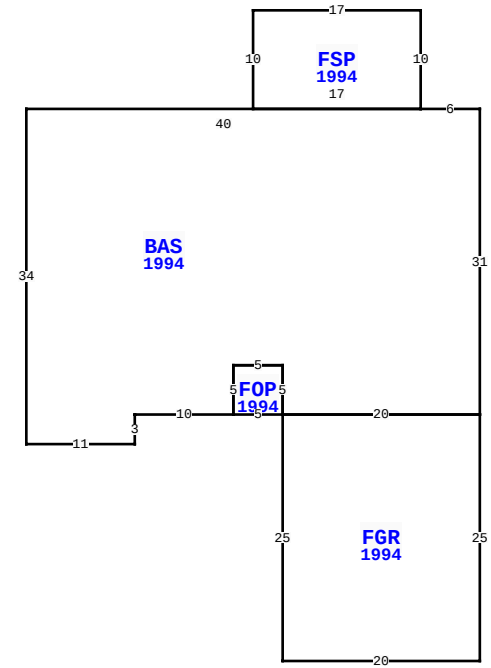
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,434	100	1994	1,434	178,021
FGR	500	55	1994	275	34,139
FOP	25	30	1994	8	993
FSP	170	40	1994	68	8,441
TOTALS	2,129			1,785	221,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,785	105.0700	146.05	260,699	1994	1994	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2019 Heated Area: 1434 HX Base Yr 2019



94035 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		221,594
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		306,594
SOH/AGL Deduction		104,342
ASSESSED VALUE		202,252
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,841
TOTAL JUST VALUE		306,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213210	REPAIR/RRF	6,000	11/01/2012
94-04702	NEW CONSTR	106,715	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	7/09/2018	CN	U	I	30	150,000
GRANTOR: MAZURYK STEPHEN M & C						
GRANTEE: GRISWOLD CLARK & EL						
1830/0424	11/29/2012	WD	Q	I	02	145,000
GRANTOR: HOWARD CHARLES W & EM						
GRANTEE: MAZURYK STEPHEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W6 FSP=[YR=1994] N10 W17 S10 E17$ W40 S34 E11 N3 E10 FOP=[YR=1994] E5 FGR=[YR=1994] S25 E20 N25 W20 $ N5 W5 S5$ N5 E5 S5 E20 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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