

LOT 16
IN OR 2216/155
NORTH SHORE SUB PB 5/255-256

INGLIS NICHOLAS & KATHLEEN H
94306 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5340-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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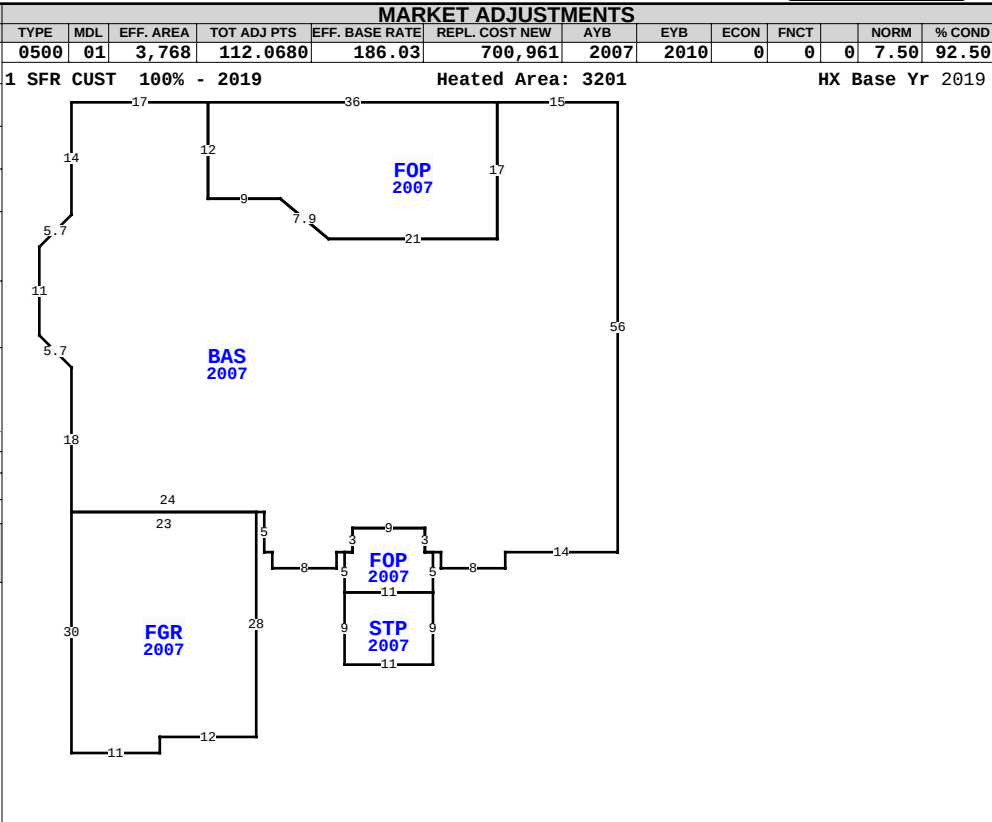
NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,201	100	2007	3,201	550,821
FGR	666	55	2007	366	62,980
FOP	82	30	2007	25	4,302
FOP	552	30	2007	166	28,565
STP	99	10	2007	10	1,721

TOTALS	4,600			3,768	648,389
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
5	1126	CB/STC 8"	0	100	0	0	84.00	SF	8.00
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
7	0911	SCRN RM A	0	100	23	70	1,610.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
76,157									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		667,338	
TOTAL MARKET OB/XF VALUE		76,157	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		943,495	
SOH/AGL Deduction		322,975	
ASSESSED VALUE		620,520	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		569,109	
TOTAL JUST VALUE		943,495	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		938,057	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002949	SCRN ENCLSRE	13,600	04/30/2020
M2003026	H/AC	0	04/07/2020
B2001065	SWIM POOL	69,750	02/01/2020
B1909597	GARAGE	38,240	02/01/2019
B1631740	REMODEL	85,000	02/01/2016
M10174	MECH OTHER	0	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2216/0155	8/02/2018	WD Q	Q	I	01
GRANTOR: LAWSON DEBRA A & NANC					
GRANTEE: INGLIS NICHOLAS H &					
1524/0286	9/10/2007	WD Q	Q	I	
GRANTOR: AMELIA DEVELOPMENT CO					
GRANTEE: LAWSON DEBRA A & NA					

BUILDING NOTES									
BAS=[YR=2007;ORIG=0,0] S14 D4L4 S11 D4R4 S18 E24 S5 E1 S2 E8 N2 E1 E1 N3 E9 S3 E2 S2 E8 N2 E14 N56 W15 S17 W21 U5L6 W9 N12 W17 \$									
FGR=[YR=2007;ORIG=0,51] S30 E11 N2 E12 N28 W23 \$									
FOP=[YR=2007;ORIG=53,0] W36 S12 E9 D5R6 E21 N17 \$									
STP=[YR=2007;ORIG=34,61] S9 E11 N9 W11 \$									
FOP=[YR=2007;ORIG=34,56] S5 E11 N5 W1 N3 W9 S3 W1 \$									

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