

LOT 17
IN OR 2070/1985
NORTH SHORE SUB PB 5/255-256

CORDLE KAREN S L/E/
94310 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5340-0017-0000

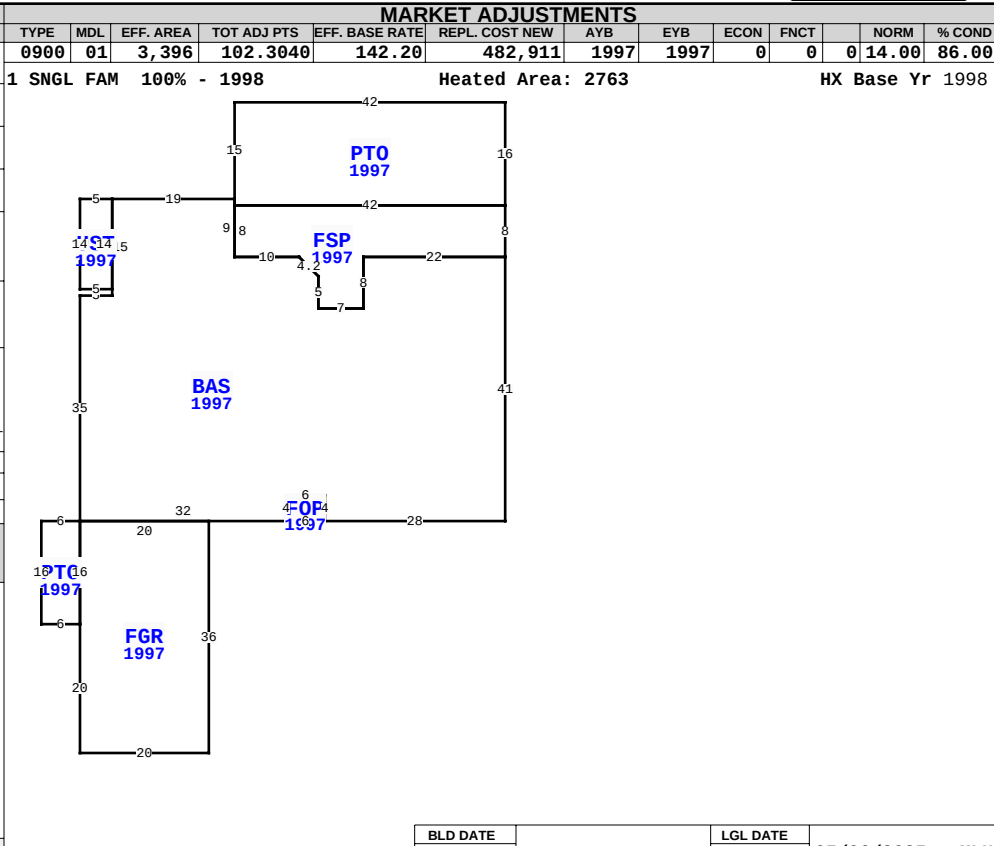


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,763	100	1997	2,763	337,893
FGR	720	55	1997	396	48,427
FOP	24	30	1997	7	856
FSP	397	40	1997	159	19,445
PTO	96	5	1997	5	611
PTO	672	5	1997	34	4,158
UST	70	45	1997	32	3,913
TOTALS	4,742			3,396	415,303

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	415,303		
TOTAL MARKET OB/XF VALUE	2,695		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	617,998		
SOH/AGL Deduction	345,904		
ASSESSED VALUE	272,094		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	220,683		
TOTAL JUST VALUE	617,998		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	634,235		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01753	NEW CONSTR	103,522	03/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/1985	9/12/2016	QC	U	I	11	100
GRANTOR: CORDLE KAREN S						
GRANTEE: CORDLE KAREN S L/E						
1566/0004	5/12/2008	QC	Q	I	01	100
GRANTOR: CORDLE DAVID						
GRANTEE: CORDLE KAREN S						

BUILDING NOTES									
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BUILDING DIMENSIONS

PTO=[YR=1997] W42 S15 BAS=[YR=1997] W19 UST=[YR=1997] W5 S14 E5 N14\$ S15 W5 S35 PTO=[YR=1997] W6 S16 E6 FGR=[YR=1997] S20 E20 N36 W20 S16\$ N16\$E32 FOP=[YR=1997] E6 N4 W6 S4\$ N4 E6 S4 E28 N41 FSP=[YR=1997] N8 W42 S8 E10 D3 R3 S5 E7 N8 E22\$ W22 S8 W7 N5 L3 U3 W10 N9\$ S1 E42 N16\$.

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									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000		