



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

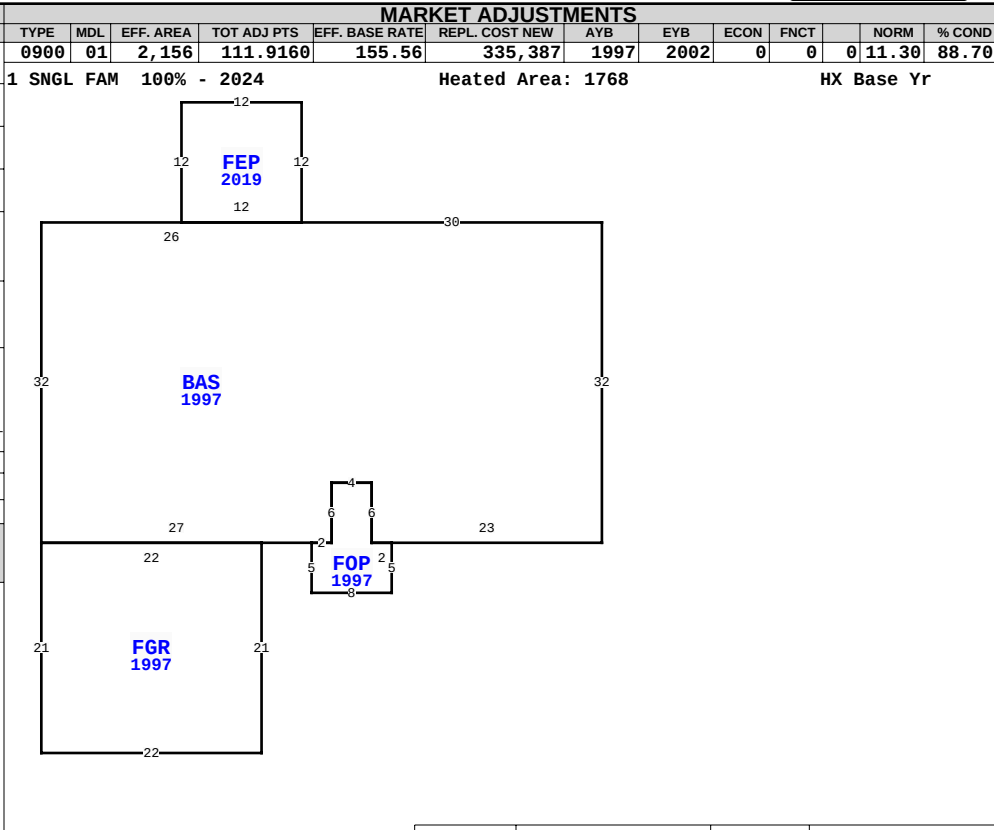
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1997	1,768	243,952
FEP	144	80	2019	115	15,868
FGR	462	55	1997	254	35,047
FOP	64	30	1997	19	2,622

TOTALS	2,438			2,156	297,488
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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	0510	GARAGE WD-	0	100	18	28	504.00	SF	43.75



94303 SUMMER BREEZE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/06/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
3	0510	GARAGE WD-	0	100	18	28	504.00	SF	43.75	43.75	100	2014	2014	3	68	14,994	

LAND DESCRIPTION										TOTAL OB/XF 17,689							
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				297,488	
TOTAL MARKET OB/XF VALUE				17,689	
TOTAL LAND VALUE - MARKET				125,000	
TOTAL MARKET VALUE				440,177	
SOH/AGL Deduction				30,434	
ASSESSED VALUE				409,743	
TOTAL EXEMPTION VALUE		13		409,743	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				440,177	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				430,321	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108447	REPAIR/RRF	13,065	08/01/2021
B1429107	GARAGE	42,820	08/01/2014
963328	NEW CONSTR	69,165	10/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2629/1014	4/04/2023	WD	U	I	37
GRANTOR: MCDONALD CLIFTON A &					
GRANTEE: ROWLAND CHRISTOPHER					
1843/1586	3/04/2013	WD	Q	I	02
GRANTOR: SCHEFF WILLIAM & JEAN					
GRANTEE: MCDONALD CLIFTON A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W30 FEP=[YR=2019] N12 W12 S12 E12\$ W26 S32									
FGR=[YR=1997] S21 E22 N21 W22\$ E27 FOP=[YR=1997] S5 E8 N5 W2									
N6 W4 S6 W2\$ E2 N6 E4 S6 E23 N32\$.									