UNIT 1901
SUMMERWOODS TWO CONDO
OR 1775/518

FORD KEVIN C & KIMBERLY K
2561 SW 102ND DRIVE
DAVIE, FL 33324

2023

00-00-30-1902-1901-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	END	END 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	SC/OP PRCH	SC/OP PRCH 100
Parking	2 CAR GAR	2 CAR GAR 100
Bedrooms		3 100
Bathrooms		3.5 100
Oth Rooms		7 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1950020		0				2012	2012	100	100	0		

1 CONDO – 0% - 0 SQFT=2155 HX Base Yr

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

95026 SUMMER CROSSING, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	723,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	723,000
SOH/AGL Deduction	0
ASSESSED VALUE	723,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	723,000
TOTAL JUST VALUE	723,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	565,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1125367	CO ISSUED	0	08/27/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2566/0577	5/27/2022	WD	Q	I	01	845,000
GRANTOR: PIERCE THOMAS & DOROT						
GRANTEE: FORD KEVIN C & KIMB						
1812/1451	8/23/2012	WD	Q	I	02	359,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: PIERCE THOMAS & DOR						

BUILDING NOTES

BUILDING DIMENSIONS

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

REVIEW DATE 01/02/2020 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS