UNIT 2105
IN OR 2106/1004
SUMMERWOODS TWO CONDO

CARNEY JOSEPHINE KATHERINE
95108 SUMMERWOODS CIR #2105
FERNANDINA BEACH, FL 32034

2023

00-00-30-1902-2105-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
Desirability	FLAT	FLAT 100
Balcony	SC/OP PRCH	SC/OP PRCH 100
Parking	1 CAR GAR	1 CAR GAR 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		6 100
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 – 100% - 2018 SQFT=2065 HX Base Yr 2018

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

95108 SUMMERWOODS CR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		528,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		528,000
SOH/AGL Deduction		203,915
ASSESSED VALUE		324,085
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		274,085
TOTAL JUST VALUE		528,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2106/1004	2/28/2017	WD	Q	I	01	332,500
GRANTOR: ALLIGOOD JEFFREY V &						
GRANTEE: CARNEY JOSEPHINE KA						
1981/0830	5/22/2015	WD	Q	I	02	320,000
GRANTOR: JENT LESLIE J						
GRANTEE: ALLIGOOD JEFFREY V						

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