UNIT 1001
SUMMERWOODS THREE CONDO
OR 1876/798 & OR 1892/147

PETTY WENDY & JAMES
28 WELLS HILL ROAD
WESTON, CT 06883

2023

00-00-30-1903-1001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	OPEN PORCH	OPEN PORCH 100
Parking	2 CAR GAR	2 CAR GAR 100
Bedrooms		3 100
Bathrooms		3.5 100
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
1950030		0				2014	2014	100	100	0		

1 CONDO – 0% - 0 SQFT=2155 HX Base Yr

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

95177 SUMMERWOODS CR, 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	148,250
ASSESSED VALUE	574,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	574,750
TOTAL JUST VALUE	723,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	565,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327706	CO ISSUED	0	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0524	12/02/2020	WD	Q	I	01	555,000
GRANTOR: FUSSELL CAREY D & CAR						
GRANTEE: PETTY WENDY & JAMES						
2198/1296	5/23/2018	LE	U	I	11	100
GRANTOR: FUSSELL CAREY D & CAR						
GRANTEE: FUSSELL CAREY D & C						

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