

UNIT 2004
 SUMMERWOODS THREE CONDO
 OR 1876/798 & OR 1892/147

BLACK ROGER & DEBORAH
 19 WOODFIELD DRIVE
 WEBSTER, NY 14580

2023

00-00-30-1903-2004-0000

BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
Floor		1 100	1950030		0				2014	2014	100	100	0				
Recreation	POOL	POOL 100	1 CONDO - 0% - 0														
Location	INTERIOR	INTERIOR 100												SQFT=1330			
Desirability	FLAT	FLAT 100												HX Base Yr			
Balcony	SCRN PORCH	SCRN PORCH 100															
Parking	1 CAR GAR	1 CAR GAR 100															
Bedrooms		2 100															
Bathrooms		2 100															
Oth Rooms		4 100															
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														

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		482,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		482,000
SOH/AGL Deduction		105,327
ASSESSED VALUE		376,673
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		376,673
TOTAL JUST VALUE		482,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428631	CO ISSUED	0	04/17/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2285/1646	6/24/2019	WD Q	Q	I	01	350,000
GRANTOR: HAYES EDWARD E & ROSA						
GRANTEE: BLACK ROGER & DEBOR						
1986/0645	6/18/2015	WD U	U	V	11	100
GRANTOR: HAYES EDWARD E & ROSA						
GRANTEE: HAYES EDWARD E REVO						

EXTRA FEATURES																
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
95158 SUMMERWOODS CR, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV