UNIT 405
SUMMERWOODS FIVE CONDO
OR 2028/1842

BRODERICK FAMILY REV LVG TRUST/BRODERICK ROBERT J
160 MORRIS BLVD
MANAHAWKIN, NJ 08050

2023

00-00-30-1905-0405-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
Desirability	FLAT	FLAT 100
Balcony	OPEN PORCH	OPEN PORCH 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
1950050		0				2017	2017	100	100	0		

1 CONDO – 0% - 0 SQFT=2065 HX Base Yr

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

95217 SABAL PALM RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

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	74,129
ASSESSED VALUE	453,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	453,871
TOTAL JUST VALUE	528,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005602	NEW CONSTR	0	06/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2605/0113	11/21/2022	QC	U	I	11	100
GRANTOR: BRODERICK ROBERT J &						
GRANTEE: BRODERICK FAMILY RE						
2258/0516	2/28/2019	SW	Q	I	01	324,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: BRODERICK ROBERT J						

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