

LOT 2
IN OR 2160/859
ESMT PT OR 1154/1831

CLARK FRANCES/KEOGH PATRICK J
95032 SPRING TIDE LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-185R-0002-0000



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	PAGE 1 of 1														
Exterior Wall	17	CB STUCCO 100	0320	12	4,072	168.6036	160.17	652,212	2003	2003	0	0	9.50	90.50	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 100% - 2018													Heated Area: 3432													
Roof Cover	07	CONC TILE 100														HX Base Yr 2018													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	4	100																											
Frame	02	WOOD FRAME 100																											
Stories	3.	100																											
Units	0	100																											
Quality			02	Quality Level 02																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA												03														
NEIGHBORHOOD/LOC			3023.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	620	100	620	89,871																									
FGR	542	55	298	43,197																									
FOP	24	30	7	1,015																									
FOP	144	30	43	6,233																									
FOP	197	30	59	8,552																									
FOP	261	30	78	11,306																									
FOP	266	30	80	11,597																									
FST	20	55	11	1,595																									
FST	20	55	11	1,595																									
FST	25	55	14	2,029																									
TOTALS	5,128		4,072	590,252																									
EXTRA FEATURES			95032 SPRING TIDE LN, FERNANDINA BEACH																										
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													
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2003	2003	3	88	1,760														
2	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	100	2003	2003	3	84	2,446														
3	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	100	2003	2003	3	84	328														
4	0810	CONCRETE A	0	100	0	0	237.00	SF	6.50	100	2003	2003	3	84	1,294														
5	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	100	2003	2003	3	100	10,000														
6	1126	CB/STC 8"	0	100	0	0	105.00	SF	8.00	100	2003	2003	3	84	706														
TOTAL OB/XF 16,534																													
LAND DESCRIPTION																													
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					
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000												
REVIEW DATE 05/10/2017 BY DJX Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS																													