

LOT 8
F/K/A LOT 8 RIVER PLACE @
SUMMER BEACH PB 6/315-317

DONOHUE MICHAEL J & DARLENE V
95084 SPRING TIDE LANE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-185R-0008-0000



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	4,113	222.0724	210.97	867,720	2003	2013	0	0	0	4.50	95.50	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 100% - 2023													Heated Area: 3432 HX Base Yr 2023										
Roof Cover	07	CONC TILE 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floo	11	CLAY TILE 70																								
Interior Floo	14	CARPET 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		4 100																								
Frame	02	WOOD FRAME 100																								
Stories	3.	3. 100																								
Units		0 100																								
Quality			06	Quality Level 06																						
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	124,915																						
FGR	542	55	298	60,040																						
FOP	24	30	7	1,411																						
FOP	197	30	59	11,887																						
FOP	266	30	80	16,118																						
FSP	144	40	58	11,685																						
FSP	261	40	104	20,954																						
FST	20	55	11	2,217																						
FST	20	55	11	2,217																						
FST	25	55	14	2,821																						
TOTALS			5,128	4,113	828,673																					
EXTRA FEATURES			95084 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	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	2003	2003	3	84	2,446										
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2003	2003	3	84	328										
3	0810	CONCRETE A	0	100	0	0	226.00	SF	6.50	6.50	100	2003	2003	3	84	1,234										
4	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000										
5	1126	CB/STC 8"	0	100	30	7	210.00	SF	8.00	8.00	100	2003	2003	3	84	1,411										
TOTAL OB/XF			15,419																							
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																										