LOT 11
RIVER PLACE @ SUMMER BEACH
PB 6/315

SCHULER RONALD & ADRIENNE
95124 SPRING TIDE LANE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-185R-0011-0000

BUILDING CHARACTERISTICS

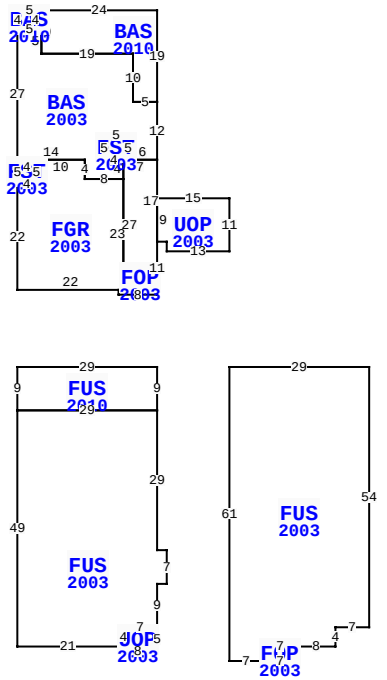
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	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	87,608
BAS	20	100	20	2,826
BAS	266	100	266	37,587
FGR	542	55	298	42,109
FOP	21	30	6	847
FOP	197	30	59	8,337
FST	20	55	11	1,554
FST	25	55	14	1,978
FUS	1,407	100	1,407	198,813
FUS	1,675	100	1,675	236,683
TOTALS	5,251		4,676	660,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	4,676	156.5673	148.74	695,508	2003	2012	0	0	0	5.00	95.00

1 TOWNHOUSE – 100% - 2022 Heated Area: 4249 HX Base Yr 2022



** This building has 13 Sub-Areas

95124 SPRING TIDE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		660,733
TOTAL MARKET OB/XF VALUE		19,478
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,280,211
SOH/AGL Deduction		55,077
ASSESSED VALUE		1,225,134
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,175,134
TOTAL JUST VALUE		1,280,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,189,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23775	REMODEL	145,000	07/01/2010
B23744	DEMOLITION	3,000	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1001	5/06/2021	WD	Q	I	02	1,448,900
GRANTOR: KUISEL GREGORY J & PA						
GRANTEE: SCHULER RONALD & AD						
1199/1655	1/06/2004	WD	U	I	21	966,900
GRANTOR: RIVER PLACE AT SUMMER						
GRANTEE: KUISEL GREGORY J &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2010] W29 S9 FUS=[YR=2003] S49 E21 UOP=[YR=2003] S1 E8 N5 W7 S4 W1 $ E1 N4 E7 N9 E2 N7 W2 N29 W29 $ E29 N9 $ PTR= E15 FUS=[YR=2003] E29 S54 W7 S4 W8 FOP=[YR=2003] S3 W7 N3 E7 $ W7 S3 W7 N61 $ W15 $ PTR= N15 FOP=[YR=2003] N11 UOP=[YR=2003] E2 S2 E13 N11 W15 S9 $ N17 BAS=[YR=2003] N12 BAS=[YR=2010] N19 W24 BAS=[YR=2010] W5 S4 E5 N4 $ S9 E19 S10 E5 $ W5 N10 W19 N5 W5 S27 FST=[YR=2003] S5 FGR=[YR=2003] S22 E22 N23 W8 N4 W10 S5 W4 $ E4 N5 W4 $ E14 S4 E8 N4 FST=[YR=2003] E1 N5 W5 S5 E4$ W4 N5 E5 S5 E6 $ W7 S27 W1 S1 E8 $ S15 $.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760	
2	0810	CONCRETE A	0	100	0	0	496.00	SF	6.50	6.50	100	2003	2003	3	84	2,708	
3	0855	CONC PAVER	0	100	15	4	60.00	SF	10.00	10.00	100	2012	2012	3	94	564	
4	0810	CONCRETE A	0	100	0	0	334.00	SF	6.50	6.50	100	2003	2003	3	84	1,824	
5	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000	
6	1126	CB/STC 8"	0	100	0	0	111.00	SF	8.00	8.00	100	2003	2003	3	84	746	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	220	
8	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	100	2010	2010	3	92	1,656	

LAND DESCRIPTION

TOTAL OB/XF 19,478

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
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 09/26/2018 BY KWX Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS