

LOT 12
IN OR 2199/1905
RIVER PLACE @ SUMMER BEACH

CROWE JOHN C REVOCABLE TRUST/CROWE JOHN C TRUSTEE
220 WOODHURST TER
WEXFORD, PA 15090

2023

00-SB-30-185R-0012-0000



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	4,461	170.8423	162.30	724,020	2003	2003	0	0	0	9.50	90.50	VALUATION BY STANDARD												
Roof Structur	08	IRREGULAR	100	1 TOWNHOUSE - 0% - 0													Heated Area: 3698 HX Base Yr												
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.	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	91,067																									
BAS	266	100	266	39,071																									
FEP	144	80	115	16,892																									
FEP	261	80	209	30,699																									
FGR	542	55	298	43,770																									
FOP	24	30	7	1,028																									
FOP	197	30	59	8,666																									
FST	20	55	11	1,615																									
FST	20	55	11	1,615																									
FST	25	55	14	2,056																									
TOTALS				5,128	4,461	655,238																							
EXTRA FEATURES				95126 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760													
2	0811	CONCRETE B	0	0	0	0	504.00	SF	5.20	5.20	100	2003	2003	3	84	2,201													
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000													
4	1126	CB/STC 8"	0	0	31	7	217.00	SF	8.00	8.00	100	2003	2003	3	84	1,458													
5	0855	CONC PAVER	0	0	0	0	380.00	SF	10.00	10.00	100	2008	2008	3	90	3,420													
TOTAL OB/XF 18,839																													
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	0		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																													