LOT 13
IN OR 1712/1595
RIVER PLACE @ SUMMER BEACH

PROVENZANO RICHARD J & DEBRA L
95144 SPRING TIDE LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-185R-0013-0000

BUILDING CHARACTERISTICS

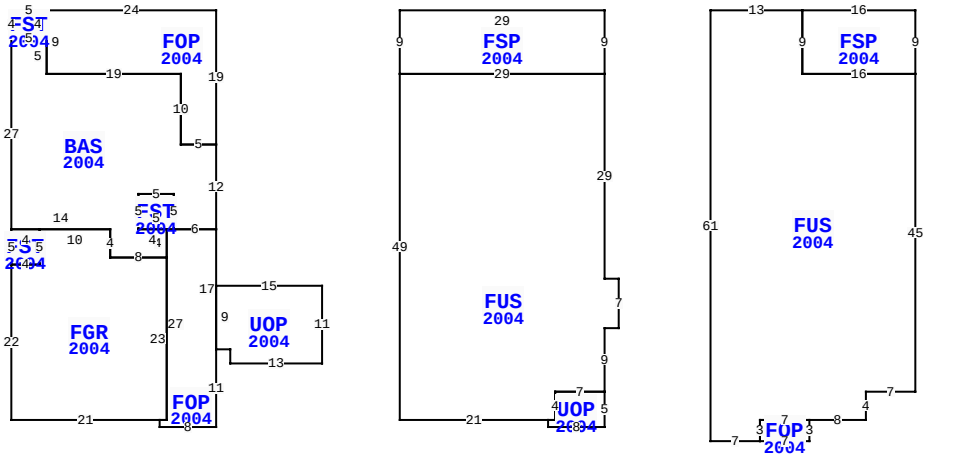
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	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	91,344
FGR	542	55	298	43,904
FOP	21	30	6	884
FOP	197	30	59	8,692
FOP	266	30	80	11,786
FSP	144	40	58	8,545
FSP	261	40	104	15,323
FST	20	55	11	1,621
FST	20	55	11	1,621
FST	25	55	14	2,063
TOTALS	5,251		4,238	624,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	4,238	170.4226	161.90	686,132	2004	2004	0	0	0	9.00	91.00

1 TOWNHOUSE - 100% - 2021 Heated Area: 3558 HX Base Yr 2021



** This building has 14 Sub-Areas

95144 SPRING TIDE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		624,380
TOTAL MARKET OB/XF VALUE		17,518
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,241,898
SOH/AGL Deduction		554,903
ASSESSED VALUE		686,995
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		636,995
TOTAL JUST VALUE		1,241,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		893,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1712/1595	11/19/2010	WD	U	I	12	525,000
GRANTOR: EAKIN THOMAS R & DONN						
GRANTEE: PROVENZANO RICHARD						
1221/1870	4/13/2004	WD	Q	I		829,900
GRANTOR: RIVER PLACE AT SUMMER						
GRANTEE: EAKIN THOMAS R & DO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W29 S9 FUS=[YR=2004] S49 E21 UOP=[YR=2004] S1 E8 N5 W7 S4 W1 $ E1 N4 E7 N9 E2 N7 W2 N29 W29 $ E29 N9 $ PTR= E15 FUS=[YR=2004] E13 FSP=[YR=2004] E16 S9 W16 N9 $ S9 E16 S45 W7 S4 W8 FOP=[YR=2004] S3 W7 N3 E7 $ W7 S3 W7 N61 $ W15$ PTR= W55 FOP=[YR=2004] W24 FST=[YR=2004] W5 S4 BAS=[YR=2004] S27 FST=[YR=2004] S5 FGR=[YR=2004] S22 E21 FOP 2004= S1 E8 N11 UOP=[YR=2004] E2 S2 E13 N11 W15 S9 $ N17 W6 FST=[YR=2004] N5 W5 S5 E5 $ W1 S27 W1 $ E1 N23 W8 N4 W10 S5 W4 $ E4 N5 W4 $ E14 S4 E8 N4 W4 N5 E5 S5 E6 N12 W5 N10 W19 N5 W5 $ E5 N4 $ S9 E19 S10 E5 N19 $ E55 $.

EXTRA FEATURES

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	610.00	SF	5.20	5.20	100	2004	2004	3	86	2,728	
2	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	100	2004	2004	3	86	313	
3	0810	CONCRETE A	0	100	0	0	224.00	SF	6.50	6.50	100	2004	2004	3	86	1,252	
4	1126	CB/STC 8"	0	100	30	7	210.00	SF	8.00	8.00	100	2004	2004	3	86	1,445	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	89	1,780	
6	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2004	2004	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 17,518

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS