

LOT 14
IN OR 1894/1155
RIVER PLACE @ SUMMER BEACH

ARNOLD DEVON D
95146 SPRING TIDE LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-185R-0014-0000



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	VALUATION SUMMARY														
Exterior Wall	17	CB STUCCO 100		0320	12	4,195	168.6036	160.17	671,913	2004	2004	0	0	0	9.00	91.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100		1 TOWNHOUSE - 0% - 0														Heated Area: 3576													
Roof Cover	07	CONC TILE 100		HX Base Yr																											
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		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	90,368																											
BAS	144	100	144	20,988																											
FGR	542	55	298	43,435																											
FOP	24	30	7	1,020																											
FOP	197	30	59	8,600																											
FOP	266	30	80	11,661																											
FSP	261	40	104	15,159																											
FST	20	55	11	1,603																											
FST	20	55	11	1,603																											
FST	25	55	14	2,040																											
TOTALS			5,106	4,195	611,441																										
EXTRA FEATURES			95146 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	0	0	578.00	SF	5.20	5.20	100	2004	2004	3	86	2,585																
2	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50	100	2004	2004	3	86	335																
3	0810	CONCRETE A	0	0	0	226.00	SF	6.50	6.50	100	2004	2004	3	86	1,263																
4	1126	CB/STC 8"	0	0	0	105.00	SF	8.00	8.00	100	2004	2004	3	86	722																
5	0410	ELEVATOR	0	0	0	1.00	UT	10,000.00	10,000.00	100	2004	2004	3	100	10,000																
6	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	89	1,780																
TOTAL OB/XF 16,685																															
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 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																															