

LOT 16
RIVER PLACE @ SUMMER BEACH
PB 6/315

SANDS ANDREW BURDETT
95160 SPRING TIDE LANE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-185R-0016-0000



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	4,199	168.6036	160.17	672,554	2004	2004	0	0	0	9.00	91.00	VALUATION BY STANDARD													
Roof Structure	08	IRREGULAR 100	1 TOWNHOUSE - 100% - 2022													Heated Area: 3576													
Roof Cover	07	CONC TILE 100	24													29													
Interior Wall	05	DRYWALL 100	19													29													
Interior Floor	11	CLAY TILE 50	10													29													
Interior Floor	14	CARPET 50	5													29													
Air Condition	03	CENTRAL 100	19													29													
Heating Type	04	AIR DUCTED 100	10													29													
Bedrooms	3	100	10													29													
Bathrooms	4	100	10													29													
Frame	02	WOOD FRAME 100	10													29													
Stories	3.	100	10													29													
Units	0	100	10													29													
Quality 02 Quality Level 02															HX Base Yr 2022														
DOR CODE 0100 SINGLE FAMILY															FUS 2004														
MAP NUM MKT AREA 03															FUS 2004														
NEIGHBORHOOD/LOC 3023.00															FUS 2004														
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE															FUS 2004														
BAS 620 100 620 90,368															FUS 2004														
FGR 542 55 298 43,435															FUS 2004														
FOP 24 30 7 1,020															FUS 2004														
FOP 197 30 59 8,600															FUS 2004														
FOP 266 30 80 11,661															FUS 2004														
FSP 261 40 104 15,159															FUS 2004														
FST 20 55 11 1,603															FUS 2004														
FST 20 55 11 1,603															FUS 2004														
FST 25 55 14 2,040															FUS 2004														
FUS 1,407 100 1,407 205,077															FUS 2004														
TOTALS 5,128 4,199 612,024															FUS 2004														
EXTRA FEATURES															FUS 2004														
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															FUS 2004														
1 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2004 2004 3 89 1,780															FUS 2004														
2 0410 ELEVATOR 0 100 0 0 1.00 UT 10,000.00 10,000.00 100 2004 2004 3 100 10,000															FUS 2004														
3 0811 CONCRETE B 0 100 0 0 578.00 SF 5.20 5.20 100 2004 2004 3 86 2,585															FUS 2004														
4 0810 CONCRETE A 0 100 15 4 60.00 SF 6.50 6.50 100 2004 2004 3 86 335															FUS 2004														
5 0825 BRICK 0 100 0 0 340.00 SF 12.50 12.50 100 2004 2004 3 96 4,080															FUS 2004														
6 1126 CB/STC 8" 0 100 0 0 287.00 SF 8.00 8.00 100 2004 2004 3 86 1,975															FUS 2004														
TOTAL OB/XF 20,755															FUS 2004														
LAND DESCRIPTION															FUS 2004														
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															FUS 2004														
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															FUS 2004														
REVIEW DATE 05/10/2017 BY DJX															FUS 2004														
Total Acres: 0.00															FUS 2004														
Total Land Value: 600,000															FUS 2004														
Market: 0															FUS 2004														
Agricultural: 0															FUS 2004														
Common: 600,000															FUS 2004														
PRINTED 08/02/2023 BY SYS															FUS 2004														