

LOT 17
RIVER PLACE @ SUMMER BEACH
PB 6/315

WENTWORTH MARGARET R LIV TRUST/WENTWORTH NORMAN R
95178 SPRING TIDE LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-185R-0017-0000



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	4,350	167.2044	158.84	690,954	2004	2004	0	0	0	9.00	91.00	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 100% - 2021													Heated Area: 3702														
Roof Cover	07	CONC TILE 100														HX Base Yr 2021														
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	89,618																										
FGR	542	55	298	43,074																										
FOP	21	30	6	867																										
FOP	197	30	59	8,529																										
FSP	261	40	104	15,032																										
FSP	266	40	106	15,322																										
FST	20	55	11	1,590																										
FST	20	55	11	1,590																										
FST	25	55	14	2,024																										
FUS	1,407	100	1,407	203,374																										
TOTALS	5,251		4,350	628,768																										
EXTRA FEATURES			95178 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	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	231.00	SF	6.50	6.50	100	2004	2004	3	86	1,291														
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														
TOTAL OB/XF 17,557																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE													
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 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																														

VALUATION BY

Tax Group: 8

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

GRANTOR: MCILVAINE JOHN C & KA

GRANTEE: WENTWORTH MARGARET

1867/1676

6/13/2013

SW Q I 02

545,000

GRANTOR: SUNTRUST MORTGAGE INC

GRANTEE: MCILVAINE JOHN C &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W24 FST=[YR=2004] W5 S4 BAS=[YR=2004] S27

FST=[YR=2004] S5 FGR=[YR=2004] S22 E21 FOP=[YR=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 \$ PTR= E30 FSP=[YR=2004] E29

S9 FUS=[YR=2004] S29 E2 S7 W2 S9 UOP=[YR=2004] S5 W8 N1 E1

N4 E7 \$ W7 S4 W22 N49 E29 \$ W29 N9 \$ W30 \$ PTR= W40

FUS=[YR=2004] W29 S61 E7 FOP=[YR=2004] E7 N3 W7 S3 \$ N3 E15

N4 E7 N54 \$ E40 \$.