

LOT 21
IN OR 2223/1958
RIVER PLACE @ SUMMER BEACH

MURDOCK JANIS M
95220 SPRING TIDE LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-185R-0021-0000



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	4,326	170.8423	162.30	702,110	2004	2004	0	0	0	9.00	91.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 100% - 2019													Heated Area: 3702														
Roof Cover	07	CONC TILE 100														HX Base Yr 2019														
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.	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	91,570																										
FGR	542	55	298	44,012																										
FOP	21	30	6	886																										
FOP	197	30	59	8,714																										
FOP	266	30	80	11,815																										
FSP	261	40	104	15,360																										
FST	20	55	11	1,624																										
FST	20	55	11	1,624																										
FST	25	55	14	2,068																										
FUS	1,407	100	1,407	207,804																										
TOTALS	5,262		4,326	638,920																										
EXTRA FEATURES			95220 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	760.00	SF	5.20	5.20	100	2004	2004	3	86	3,399														
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2004	2004	3	86	335														
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	16	3	48.00	SF	8.00	8.00	100	2004	2004	3	86	330														
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														
7	1126	CB/STC 8"	0	100	0	0	128.00	SF	8.00	8.00	100	2004	2004	3	86	881														
TOTAL OB/XF																		18,016												
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	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 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																														