UNIT 1904
IN OR 1813/475
SUMMERWOODS TWO CONDO

DITULLIO CLAUDIO & KATHLEEN M
95026 SUMMER CROSSING #1904
FERNANDINA BEACH, FL 32034

2024

00-00-30-1902-1904-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
Desirability	FLAT	FLAT 100
Balcony	OPEN PORCH	OPEN PORCH 100
Parking	1 CAR GAR	1 CAR GAR 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		4 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,330		1,330	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1950020		1,330				2012	2012	100	100	0		

1 CONDO – 100% - 2013 HX Base Yr 2013

95026 SUMMER CROSSING 1904, 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		486,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		486,000
SOH/AGL Deduction		256,501
ASSESSED VALUE		229,499
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,499
TOTAL JUST VALUE		486,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1125370	CO ISSUED	0	08/27/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1813/0475	8/28/2012	WD	Q	I	02	219,000

GRANTOR: SUMMERWOODS OF AMELIA
GRANTEE: DITULLIO CLAUDIO &

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/13/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS