UNIT 2105
IN OR 2106/1004
SUMMERWOODS TWO CONDO

CARNEY JOSEPHINE KATHERINE
95108 SUMMERWOODS CIR #2105
FERNANDINA BEACH, FL 32034

2024

00-00-30-1902-2105-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
Desirability	FLAT	FLAT 100
Balcony	SC/OP PRCH	SC/OP PRCH 100
Parking	1 CAR GAR	1 CAR GAR 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		6 100
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	2,065		2,065	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1950020		2,065				2012	2012	100	100	0		

1 CONDO – 100% - 2018 HX Base Yr 2018

95108 SUMMERWOODS CR 2105, 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		580,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		580,000
SOH/AGL Deduction		246,192
ASSESSED VALUE		333,808
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		283,808
TOTAL JUST VALUE		580,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2106/1004	2/28/2017	WD	Q	I	01	332,500
GRANTOR: ALLIGOOD JEFFREY V &						
GRANTEE: CARNEY JOSEPHINE KA						
1981/0830	5/22/2015	WD	Q	I	02	320,000
GRANTOR: JENT LESLIE J						
GRANTEE: ALLIGOOD JEFFREY V						

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