UNIT 2205
IN OR 1867/1293
SUMMERWOODS TWO CONDO

GIBSON KURT E & KAY C
1346 MASCOMA DR
APEX, NC 27502

2024

00-00-30-1902-2205-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
Desirability	FLAT	FLAT 100
Balcony	SCRN PORCH	SCRN 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 – 0% - 0 HX Base Yr

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

95068 SUMMERWOODS CR 2205, FERNANDINA BEACH

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	80,667
ASSESSED VALUE	405,333
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,333
TOTAL JUST VALUE	486,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	482,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226306	CO ISSUED	0	07/11/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1867/1293	7/12/2013	SW	Q	I	02	229,000

GRANTOR: SUMMERWOODS OF AMELIA

GRANTEE: GIBSON KURT E & KAY

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