

UNIT 101
 SUMMERWOODS FIVE CONDO
 OR 2028/1842

SMITH FREDRICK & SHERRY
 95130 SABAL PALM ROAD #101
 FERNANDINA BEACH, FL 32034

2024

00-00-30-1905-0101-0000


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			
Floor		1 100	1950050		2,134				2017	2017	100	100	0				
Recreation	POOL	POOL 100	1 CONDO - 100% - 2021														
Location	END	END 100												HX Base Yr 2021			
Desirability	HOUSE	TOWNHOUSE 100															
Balcony	SC/OP PRCH	SC/OP PRCH 100															
Parking	2 CAR GAR	2 CAR GAR 100															
Bedrooms		3 100															
Bathrooms		2.5 100															
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	2,134		2,134														

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		681,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		681,000
SOH/AGL Deduction		224,773
ASSESSED VALUE		456,227
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		406,227
TOTAL JUST VALUE		681,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		675,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004037	NEW CONSTR - BLD	0	09/13/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/0809	5/01/2020	SW Q	Q	I	01	479,000

GRANTOR: SUMMERWOODS OF AMELIA
 GRANTEE: SMITH FREDRICK & SH

EXTRA FEATURES																
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

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV