UNIT 1804
SUMMERWOODS FIVE CONDO
OR 2028/1842

SCHMIDT ELLEN R REVOCABLE TRUST/SCHMIDT ELLEN R TR
95052 SUMMER CROSSING #1804
FERNANDINA BEACH, FL 32034

2024

00-00-30-1905-1804-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1950050
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
		1,330				2017	2017	100	100	0		

1 CONDO – 100% - 2021 HX Base Yr 2021

95052 SUMMER CROSSING 1804, 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		239,548
ASSESSED VALUE		246,452
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		191,452
TOTAL JUST VALUE		486,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008967	NEW CONST	0	08/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/290	11/22/2023	WD	U	I	11	100
GRANTOR: SCHMIDT ELLEN R						
GRANTEE: SCHMIDT ELLEN R REV						
2395/0410	9/24/2020	WD	Q	I	01	379,500
GRANTOR: WINKEL MARK & JUDI TR						
GRANTEE: SCHMIDT ELLEN R						

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