

LOT 9
RIVER PLACE @ SUMMER BEACH
PB 6/315

BENNETT JULIA N REV TRUST/BENNETT JULIA N TRUSTEE
95104 SPRING TIDE LANE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-185R-0009-0000



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	PAGE 1 of 1														
Exterior Wall	17	CB STUCCO 100	0320	12	4,350	184.0238	174.82	760,467	2003	2003	0	0	0	10.00	90.00	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 0% - 0													Heated Area: 3702													
Roof Cover	07	CONC TILE 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	3.	3. 100																											
Units		0 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA												03													
NEIGHBORHOOD/LOC			3023.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	620	100	620	97,549																									
FGR	542	55	298	46,886																									
FOP	21	30	6	944																									
FOP	197	30	59	9,283																									
FSP	261	40	104	16,363																									
FSP	266	40	106	16,678																									
FST	20	55	11	1,731																									
FST	20	55	11	1,731																									
FST	25	55	14	2,202																									
FUS	1,407	100	1,407	221,375																									
TOTALS	5,251		4,350	684,420																									
EXTRA FEATURES					95104 SPRING TIDE LN, FERNANDINA BEACH																								
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												
1	0811	CONCRETE B	0	0	0	0	507.00	SF	5.20	5.20	100	2003	2003	3	83	2,188													
2	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50	6.50	100	2003	2003	3	83	324													
3	0810	CONCRETE A	0	0	0	0	329.00	SF	6.50	6.50	100	2003	2003	3	83	1,775													
4	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000													
5	1126	CB/STC 8"	0	0	30	7	210.00	SF	8.00	8.00	100	2003	2003	3	83	1,394													
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	21	210													
TOTAL OB/XF 15,891																													
LAND DESCRIPTION																													
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												
1	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/06/2024 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/0743	8/18/2020	WD	Q	I	01	715,000

GRANTOR: AMELIA INVESTMENTS &
GRANTEE: BENNETT JULIA N REV
1199/1621 1/06/2004 WD U I 21 837,500
GRANTOR: RIVER PLACE AT SUMMER
GRANTEE: AMELIA INVESTMENTS

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2003] W29 S9 FUS=[YR=2003] S49 E21 UOP=[YR=2003]
S1 E8 N5 W7 S4 W1 \$ E1 N4 E7 N9 E2 N7 W2 N29 W29 \$ E29 N9 \$
PTR= E15 FUS=[YR=2003] E29 S54 W7 S4 W8 FOP=[YR=2003] S3 W7
N3 E7 \$ W7 S3 W7 N61 \$ W15 \$ PTR= N15 FOP=[YR=2003] N11
UOP=[YR=2003] E2 S2 E13 N11 W15 S9 \$ N17 BAS=[YR=2003] N12
FSP=[YR=2003] N19 W24 FST=[YR=2003] W5 S4 E5 N4 \$ S9 E19
S10 E5 \$ W5 N10 W19 N5 W5 S27 FST=[YR=2003] S5 FGR=[YR=2003]
S22 E22 N23 W8 N4 W10 S5 W4 \$ E4 N5 W4 \$ E14 S4 E8 N4
FST=[YR=2003] E1 N5 W5 S5 E4\$ W4 N5 E5 S5 E6 \$ W7 S27 W1 S1
E8 \$ S15 \$.