

LOT 13
IN OR 1712/1595
RIVER PLACE @ SUMMER BEACH

PROVENZANO RICHARD J & DEBRA L
95144 SPRING TIDE LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-185R-0013-0000



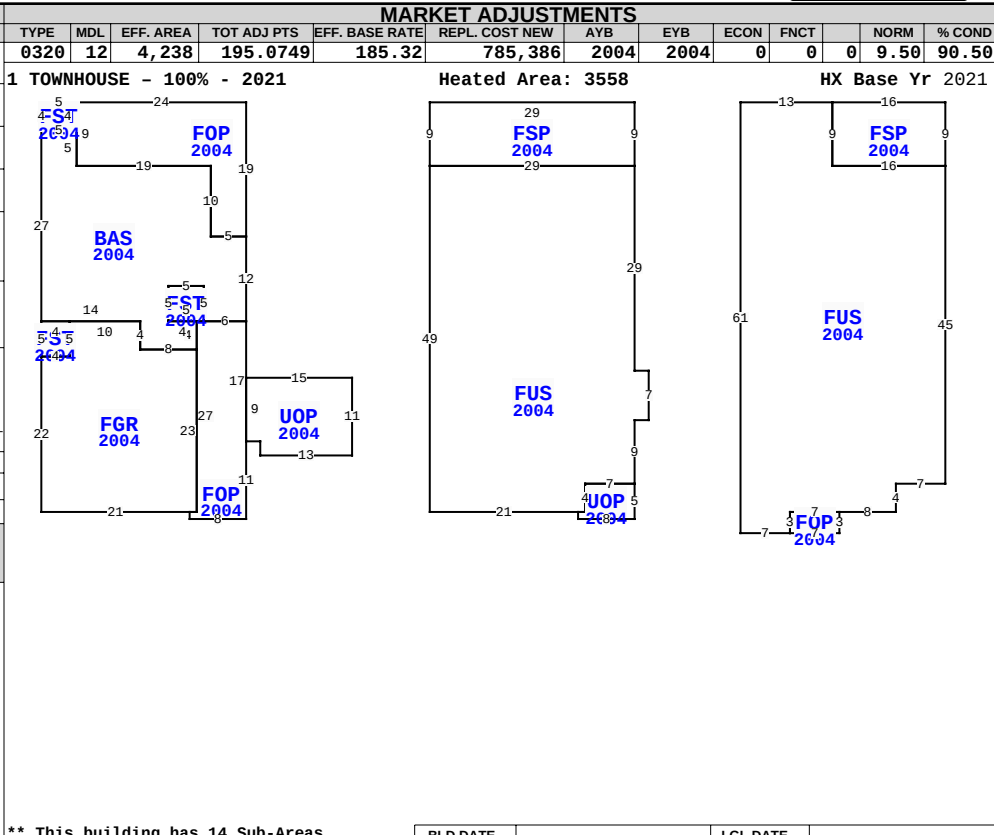
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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	103,983
FGR	542	55	298	49,979
FOP	21	30	6	1,006
FOP	197	30	59	9,895
FOP	266	30	80	13,418
FSP	144	40	58	9,728
FSP	261	40	104	17,442
FST	20	55	11	1,845
FST	20	55	11	1,845
FST	25	55	14	2,348
TOTALS	5,251		4,238	710,774

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	610.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	14	4	56.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	0	0	224.00	SF	6.50	6.50
4	1126	CB/STC 8"	0 100	30	7	210.00	SF	8.00	8.00
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00



95144 SPRING TIDE LN, FERNANDINA BEACH									
** This building has 14 Sub-Areas									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/13/2024 MLU									

TOTAL OB/XF									
17,364									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 8									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
710,774									
TOTAL MARKET OB/XF VALUE									
17,364									
TOTAL LAND VALUE - MARKET									
650,000									
TOTAL MARKET VALUE									
1,378,138									
SOH/AGL Deduction									
670,533									
ASSESSED VALUE									
707,605									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
657,605									
TOTAL JUST VALUE									
1,378,138									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
1,241,898									

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1712/1595	11/19/2010	WD	U	I	12	525,000			
GRANTOR:EAKIN THOMAS R & DONN									
GRANTEE:PROVENZANO RICHARD									
1221/1870	4/13/2004	WD	Q	I		829,900			
GRANTOR:RIVER PLACE AT SUMMER									
GRANTEE:EAKIN THOMAS R & DO									

BUILDING NOTES									
BUILDING DIMENSIONS									
FSP=[YR=2004] W29 S9 FUS=[YR=2004] S49 E21 UOP=[YR=2004] S1 E8 N5 W7 S4 W1 \$ E1 N4 E7 N9 E2 N7 W2 N29 W29 \$ E29 N9 \$ PTR= E15 FUS=[YR=2004] E13 FSP=[YR=2004] E16 S9 W16 N9 \$ S9 E16 S45 W7 S4 W8 FOP=[YR=2004] S3 W7 N3 E7 \$ W7 S3 W7 N61 \$ W15\$ PTR= W55 FOP=[YR=2004] W24 FST=[YR=2004] W5 S4 BAS=[YR=2004] S27 FST=[YR=2004] S5 FGR=[YR=2004] S22 E21 FOP 2004= S1 E8 N11 UOP=[YR=2004] E2 S2 E13 N11 W15 S9 \$ N17 W6 FST=[YR=2004] N5 W5 S5 E5 \$ W1 S27 W1 \$ E1 N23 W8 N4 W10 S5 W4 \$ E4 N5 W4 \$ E14 S4 E8 N4 W5 E5 S5 E6 N12 W5 N10 W19 N5 W5 \$ E5 N4 \$ S9 E19 S10 E5 N19 \$ E55 \$.									