

LOT 18  
RIVER PLACE @ SUMMER BEACH  
PB 6/315

MORIN ROGER A & SUSAN J  
95180 SPRING TIDE LN  
FERNANDINA BEACH, FL 32034

2024

00-SB-30-185R-0018-0000



| 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 50   |
| Interior Floor           | 14 | CARPET 50      |
| 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          | 102,872              |
| FGR       | 542              | 55          | 298          | 49,445               |
| FOP       | 24               | 30          | 7            | 1,161                |
| FOP       | 197              | 30          | 59           | 9,789                |
| FOP       | 266              | 30          | 80           | 13,274               |
| FSP       | 144              | 40          | 58           | 9,624                |
| FSP       | 261              | 40          | 104          | 17,256               |
| FST       | 20               | 55          | 11           | 1,825                |
| FST       | 20               | 55          | 11           | 1,825                |
| FST       | 25               | 55          | 14           | 2,323                |
| TOTALS    | 5,139            |             | 4,115        | 682,772              |

| EXTRA FEATURES |            |             |     |     |    |   |        |    |           |
|----------------|------------|-------------|-----|-----|----|---|--------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R     |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0 | 578.00 | SF | 5.20      |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 15 | 4 | 60.00  | SF | 6.50      |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0 | 195.00 | SF | 6.50      |
| 4              | 1126       | CB/STC 8"   | 0   | 100 | 0  | 0 | 98.00  | SF | 8.00      |
| 5              | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0 | 1.00   | UT | 2,000.00  |
| 6              | 0410       | ELEVATOR    | 0   | 100 | 0  | 0 | 1.00   | UT | 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        |

| MARKET ADJUSTMENTS                                          |     |           |             |                |                |      |      |      |      |      |        |
|-------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                        | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0320                                                        | 12  | 4,115     | 192.9928    | 183.34         | 754,444        | 2004 | 2004 | 0    | 0    | 9.50 | 90.50  |
| 1 TOWNHOUSE - 100% - 2024 Heated Area: 3432 HX Base Yr 2024 |     |           |             |                |                |      |      |      |      |      |        |
|                                                             |     |           |             |                |                |      |      |      |      |      |        |

|                                        |  |  |  |           |  |  |  |            |  |  |  |
|----------------------------------------|--|--|--|-----------|--|--|--|------------|--|--|--|
| 95180 SPRING TIDE LN, FERNANDINA BEACH |  |  |  |           |  |  |  |            |  |  |  |
| ** This building has 14 Sub-Areas      |  |  |  |           |  |  |  |            |  |  |  |
| BLD DATE                               |  |  |  | LGL DATE  |  |  |  | 03/13/2024 |  |  |  |
| XF DATE                                |  |  |  | LAND DATE |  |  |  | MLU        |  |  |  |
| INC DATE                               |  |  |  | AG DATE   |  |  |  |            |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 8              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 682,772   |             |
| TOTAL MARKET OB/XF VALUE  |  | 16,337    |             |
| TOTAL LAND VALUE - MARKET |  | 650,000   |             |
| TOTAL MARKET VALUE        |  | 1,349,109 |             |
| SOH/AGL Deduction         |  | 500,000   |             |
| ASSESSED VALUE            |  | 849,109   |             |
| TOTAL EXEMPTION VALUE     |  | 50,000    |             |
| BASE TAXABLE VALUE        |  | 799,109   |             |
| TOTAL JUST VALUE          |  | 1,349,109 |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 1,216,245 |             |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2629/1516                      | 4/03/2023 | WD        | Q   | I   | 01     | 1,550,000  |
| GRANTOR: HAYDEN WILLIAM C & SH |           |           |     |     |        |            |
| GRANTEE: MORIN ROGER A & SUS   |           |           |     |     |        |            |
| 2448/0418                      | 3/31/2021 | WD        | Q   | I   | 01     | 870,000    |
| GRANTOR: FROGALE ROBERT J & LA |           |           |     |     |        |            |
| GRANTEE: HAYDEN WILLIAM C &    |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FST=[YR=2004] W5 FOP=[YR=2004] W24 S19 BAS=[YR=2004] S12 FOP=[YR=2004] S8 UOP=[YR=2004] W16 S11 E14 N2 E2 N9 \$ S20 E8 N1 FGR=[YR=2004] E21 N22 FST=[YR=2004] N5 W4 S5 E4 \$ W4 N5 W10 S4 W8 S23 E1 \$ W1 N27 FST=[YR=2004] E4 N5 W5 S5 E1 \$ W7 \$ E6 N5 E5 S5 W4 S4 E8 N4 E14 N27 W5 S5 W19 S10 W5 \$ E5 N10 E19 N9 \$ S4 E5 N4 \$ PTR= E10 FSP=[YR=2004] E29 S9 FUS=[YR=2004] S49 W7 FOP=[YR=2004] S3 W8 N3 E8 \$ W14 UOP=[YR=2004] S1 W8 N5 E7 S4 E1 \$ W1 N4 W7 N9 W2 N7 E2 N29 E29 \$ W29 N9 \$ W10 \$ PTR= W40 FUS=[YR=2004] W13 FSP=[YR=2004] W16 S9 E16 N9 \$ S9 W16 S30 E7 S19 E22 N58 \$ E40 \$ . |  |  |  |  |  |  |  |  |  |