

LOT 19
IN OR 1469/1191
RIVER PLACE @ SUMMER BEACH

SALAS PETER E & MARIANNE O
P O BOX 16867
FERNANDINA BEACH, FL 32035

2024

00-SB-30-185R-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	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
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NEIGHBORHOOD/LOC	3023.00
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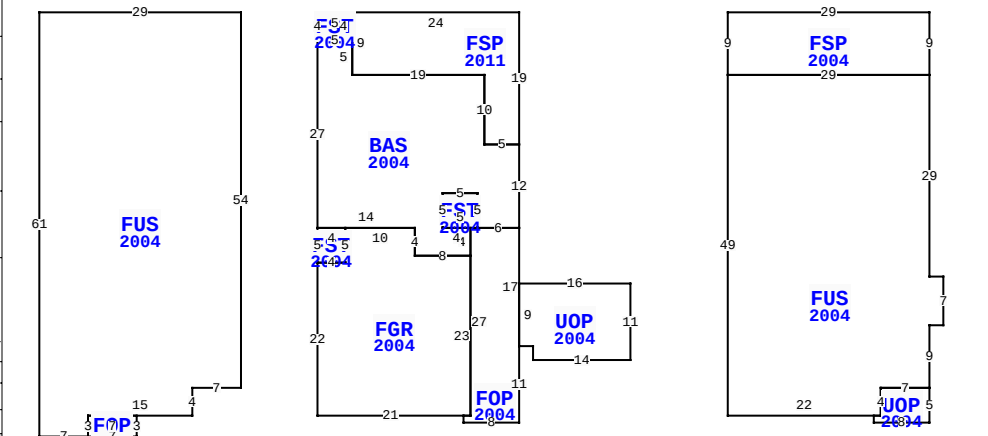
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100	620	103,130
FGR	542	55	298	49,569
FOP	21	30	6	998
FOP	197	30	59	9,814
FSP	261	40	104	17,299
FSP	266	40	106	17,632
FST	20	55	11	1,830
FST	20	55	11	1,830
FST	25	55	14	2,329
FUS	1,407	100	1,407	234,039
TOTALS	5,262		4,352	723,908

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	100	0	0	591.00	SF	5.20	5.20	100	2004	2004	3	84	2,581	
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2004	2004	3	84	328	
3	0810	CONCRETE A	0	100	0	0	230.00	SF	6.50	6.50	100	2004	2004	3	84	1,256	
4	1126	CB/STC 8"	0	100	0	0	98.00	SF	8.00	8.00	100	2004	2004	3	84	659	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	88	1,760	
6	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2004	2004	3	100	10,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	4,352	193.4733	183.80	799,898	2004	2004		0	0	9.50	90.50
1 TOWNHOUSE - 100% - 2007												
Heated Area: 3702												
HX Base Yr 2007												



** This building has 13 Sub-Areas

95204 SPRING TIDE LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/13/2024 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			723,908
TOTAL MARKET OB/XF VALUE			16,584
TOTAL LAND VALUE - MARKET			650,000
TOTAL MARKET VALUE			1,390,492
SOH/AGL Deduction			853,380
ASSESSED VALUE			537,112
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			487,112
TOTAL JUST VALUE			1,390,492
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,252,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/1191	1/04/2007	WD U	I	I	21	830,000
GRANTOR: FENDER DANA E & C WAY						
GRANTEE: SALAS PETER E & MAR						
1329/0726	6/29/2005	WD U	I	I	06	150,000
GRANTOR: FENDER HOPE						
GRANTEE: HESTER C WAYNE						

BUILDING NOTES		

BUILDING DIMENSIONS
FSP=[YR=2011] W24 FST=[YR=2004] W5 S4 BAS=[YR=2004] S27
FST=[YR=2004] S5 FGR=[YR=2004] S22 E21 FOP=[YR=2004] S1 E8
N11 UOP=[YR=2004] E2 S2 E14 N11 W16 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 W4 N5 E5 S5 E6 N12 W5 N10 W19 N5
W5 \$ E5 N4 \$ S9 E19 S10 E5 N19 \$ PTR= E30 FSP=[YR=2004] E29
S9 FUS=[YR=2004] S29 E2 S7 W2 S9 UOP=[YR=2004] S5 W8 N1 E1
N4 E7 \$ W7 S4 W22 N49 E29 \$ W29 N9 \$ W30 \$ PTR= W40
FUS=[YR=2004] W29 S61 E7 FOP=[YR=2004] E7 N3 W7 S3 \$ N3 E15
N4 E7 N54 \$ E40 \$.