

LOT 20
RIVER PLACE @ SUMMER BEACH
PB 6/315

REX FAMILY TRUST/WILKINS MARTHA A TRUSTEE
2700 PACES FERRY RD SE UNIT 30
ATLANTA, GA 30339

2024

00-SB-30-185R-0020-0000



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 70
Interior Floor	14	CARPET 30
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
NEIGHBORHOOD/LOC			3023.00	03

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100	620	105,094
FGR	546	55	300	50,852
FOP	24	30	7	1,186
FOP	144	30	43	7,289
FOP	197	30	59	10,001
FOP	266	30	80	13,561
FSP	261	40	104	17,628
FST	16	55	9	1,526
FST	20	55	11	1,864
FUS	1,405	100	1,405	238,157
TOTALS	5,114		4,086	692,604

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	560.00	SF	5.20
2	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0	228.00	SF	6.50
4	1126	CB/STC 8"	0	0	0	0	128.00	SF	8.00
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
6	0410	ELEVATOR	0	0	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	0		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	4,086	197.1570	187.30	765,308	2004	2004	0	0	9.50	90.50
1 TOWNHOUSE - 0% - 2024											
Heated Area: 3432											
HX Base Yr											
** This building has 13 Sub-Areas											
95206 SPRING TIDE LN, FERNANDINA BEACH											
BLD DATE 09/28/2009 KK LGL DATE 03/13/2024 MLU											

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	560.00	SF	5.20	5.20	100	2004	2004	3	84	2,446	
2	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50	6.50	100	2004	2004	3	84	328	
3	0810	CONCRETE A	0	0	0	0	228.00	SF	6.50	6.50	100	2004	2004	3	84	1,245	
4	1126	CB/STC 8"	0	0	0	0	128.00	SF	8.00	8.00	100	2004	2004	3	84	860	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	88	1,760	
6	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2004	2004	3	100	10,000	

TOTAL OB/XF													16,639		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VAL				
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				692,604	
TOTAL MARKET OB/XF VALUE				16,639	
TOTAL LAND VALUE - MARKET				650,000	
TOTAL MARKET VALUE				1,359,243	
SOH/AGL Deduction				0	
ASSESSED VALUE				1,359,243	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,359,243	
TOTAL JUST VALUE				1,359,243	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,225,194	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2644/472	5/19/2023	PR U	I	I	11	100	
GRANTOR:WILKINS MARTHA A AS P							
GRANTEE: REX FAMILY TRUST							
2132/1593	7/10/2017	QC U	I	I	11	100	
GRANTOR:WILKINS MARTHA A							
GRANTEE: REX CHRISTOPHER							

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 N23 FST=[YR=2004] N4 W4 S4 E4 \$ W4 N4 W10 S4 W8 S23 E1 \$ W1 N27 W7 \$ E6 N5 E5 S5 W4 S4 E8 N4 E14 N27 W5 S5 W19 S10 W5 \$ E5 N10 E19 N9 \$ S4 E5 N4 \$ PTR= E15 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 \$ W15 \$ PTR= W40 FUS=[YR=2004] W13 FOP=[YR=2004] W16 S9 E16 N9 \$ S9 W16 S30 E7 S19 E22 N58 \$ E40 \$.									