UNIT 2302
IN OR 2105/946
SUMMERWOODS ONE OR 1688/124

ALLIGOOD JEFFREY V & JANET T
95042 SUMMERWOODS CIR #2302
FERNANDINA BEACH, FL 32034

2025

00-00-30-1901-2302-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		3 100	1950000
Recreation	AMENITIES	AMENITIES 100	
Location	INTERIOR	INTERIOR 100	
Desirability	TOWNHOUSE	TOWNHOUSE 100	
Balcony	SC/OP PRCH	SC/OP PRCH 100	
Parking	2 CAR GAR	2 CAR GAR 100	
Bedrooms		4 100	
Bathrooms		4 100	
User Defined	ELEVATOR	ELEVATOR 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,705			2,705	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		2,705				2010	2010	100	100	0		

1 CONDO – 100% - 2023 HX Base Yr 2023

95042 SUMMERWOODS CR 2302, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		825,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		825,000
SOH/AGL Deduction		16,206
ASSESSED VALUE		808,794
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		758,072
TOTAL JUST VALUE		825,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		786,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0719455	CO ISSUED	0	08/06/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2105/0946	3/02/2017	WD	Q	I	01	465,000
GRANTOR: CCK HOLDINGS LLC						
GRANTEE: ALLIGOOD JEFFREY V						
1691/1818	7/30/2010	WD	U	I	11	100
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: CCK HOLDINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/13/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS