UNIT 2303
SUMMERWOODS ONE OR 1688/124

PULSINELLI FAMILY REV LVG TRST/PULSINELLI JOHN A T
96032 PARK PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-1901-2303-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	AMENITIES	AMENITIES 100
Location	INTERIOR	INTERIOR 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	OPEN PORCH	OPEN PORCH 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
1950000		2,705				2010	2010	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

95042 SUMMERWOODS CR 2303, 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	88,997
ASSESSED VALUE	736,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	736,003
TOTAL JUST VALUE	825,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	786,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0719456	CO ISSUED	0	08/06/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2566/1934	5/31/2022	QC	U	I	11	100
GRANTOR: PULSINELLI JOHN A & S						
GRANTEE: PULSINELLI FAMILY R						
2566/1905	5/31/2022	QC	U	I	11	100
GRANTOR: PULSINELLI FAMILY REV						
GRANTEE: PULSINELLI JOHN A &						

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