UNIT 2102
SUMMERWOODS TWO CONDO
OR 1775/518

HEADFORD BROOKE & BRETT ALAN ROY
95108 SUMMERWOODS CIRCLE 2102
FERNANDINA BEACH, FL 32034

2025

00-00-30-1902-2102-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
Desirability	FLAT	FLAT 100
Balcony	OPEN PORCH	OPEN PORCH 100
Parking	1 CAR GAR	1 CAR GAR 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		6 100
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	2,065			2,065	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1950020		2,065				2012	2012	100	100	0		

1 CONDO – 100% - 2025 HX Base Yr 2025

95108 SUMMERWOODS CR 2102, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		609,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		609,000
SOH/AGL Deduction		0
ASSESSED VALUE		609,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		558,278
TOTAL JUST VALUE		609,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1124751	CO ISSUED	0	05/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/1635	6/06/2024	WD	Q	I	01	725,000
GRANTOR: RUBNITZ JEFFREY W & L						
GRANTEE: HEADFORD BROOKE & B						
2389/0769	6/18/2020	WD	U	I	11	100
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: RINKER SHERRI K						

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