UNIT 2105
SUMMERWOODS TWO CONDO
OR 1775/518

CARNEY JOSEPHINE KATHERINE L/E/
95108 SUMMERWOODS CIR #2105
FERNANDINA BEACH, FL 32034

2025

00-00-30-1902-2105-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
Desirability	FLAT	FLAT 100
Balcony	SC/OP PRCH	SC/OP PRCH 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% - 2018 HX Base Yr 2018

95108 SUMMERWOODS CR 2105, 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		609,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		609,000
SOH/AGL Deduction		265,512
ASSESSED VALUE		343,488
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,766
TOTAL JUST VALUE		609,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1111	5/28/2025	LE	U	I	11	100
GRANTOR: CARNEY JOSEPHINE KATH						
GRANTEE: SERRANO JORGE ROBER						
2106/1004	2/28/2017	WD	Q	I	01	332,500
GRANTOR: ALLIGOOD JEFFREY V &						
GRANTEE: CARNEY JOSEPHINE KA						

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