UNIT 1001
SUMMERWOODS THREE CONDO
OR 1876/798 & OR 1892/147

PETTY WENDY & JAMES
615 HOYDENS HILL RD
FAIRFIELD, CT 06824

2025

00-00-30-1903-1001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	OPEN PORCH	OPEN PORCH 100
Parking	2 CAR GAR	2 CAR GAR 100
Bedrooms		3 100
Bathrooms		3.5 100
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	2,155			2,155	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1950030		2,155				2014	2014	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

95177 SUMMERWOODS CR 1001, 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	765,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	765,000
SOH/AGL Deduction	69,553
ASSESSED VALUE	695,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	695,447
TOTAL JUST VALUE	765,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	729,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327706	CO ISSUED	0	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0524	12/02/2020	WD	Q	I	01	555,000
GRANTOR: FUSSELL CAREY D & CAR						
GRANTEE: PETTY WENDY & JAMES						
2198/1296	5/23/2018	LE	U	I	11	100
GRANTOR: FUSSELL CAREY D & CAR						
GRANTEE: FUSSELL CAREY D & C						

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