UNIT 1203
IN OR 2016/1908
SUMMERWOODS FOUR CONDO

BROTZE SCOTT A & KENDRA WRIGHT
PO BOX 3266
HUNTERSVILLE, NC 28070

2025

00-00-30-1904-1203-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
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		2 100
Bathrooms		2 100
Oth Rooms		4 100
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	1,330			1,330	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1950040		1,330				2015	2015	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

95220 SUMMERWOODS CR 1203, 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	510,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	510,000
SOH/AGL Deduction	64,134
ASSESSED VALUE	445,866
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	445,866
TOTAL JUST VALUE	510,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429488	CO ISSUED	0	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2016/1908	12/03/2015	SW	Q	I	02	245,000

GRANTOR: SUMMERWOODS OF AMELIA

GRANTEE: BROTZE SCOTT A & KE

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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