UNIT 1605
SUMMERWOODS FIVE CONDO
OR 2028/1842

SUMMERWOODS 1605 LLC
75 W 2030 S
OREM, UT 84058

2025

00-00-30-1905-1605-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1950050
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
1 CONDO – 0% - 2025		2,065				2020	2020	100	100	0		

HX Base Yr

95075 SUMMER CROSSING 1605, 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	0
ASSESSED VALUE	609,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	609,000
TOTAL JUST VALUE	609,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	580,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005835	NEW CONSTR	0	11/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2762/259	1/16/2025	WD	U	I	11	100
GRANTOR: ALDRICH KIMBERLY						
GRANTEE: SUMMERWOODS 1605 LL						
2734/1509	8/28/2024	WD	U	I	11	100
GRANTOR: FLETCH PROPERTIES LLC						
GRANTEE: ALDRICH KIMBERLY						

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