UNIT 1606
SUMMERWOODS FIVE CONDO
OR 2028/1842

CAPOWSKI THOMAS E & ESTELLE REV TRUST/CAPOWSKI THO
12 KAREN COURT
OYSTER BAY, NY 11771

2025

00-00-30-1905-1606-0000

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
1950050		2,155				2020	2020	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

95075 SUMMER CROSSING 1606, 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	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
17005836	NEW CONSTR	0	11/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1602	1/22/2020	SW	Q	I	01	449,000

GRANTOR: SUMMERWOODS OF AMELIA

GRANTEE: CAPOWSKI THOMAS E &

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