

UNIT 1808  
 IN OR 2246/1596  
 SUMMERWOODS FIVE CONDO

BURRUSS RAY B JR & NATALIA P  
 95282 SUMMERWOODS CIR UNIT 601  
 FERNANDINA BEACH, FL 32034

**2025**

00-00-30-1905-1808-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
Floor		1 100	19	50050	1,330				2018	2018	100	100	0				
Recreation	POOL	POOL 100	1 CONDO - 0% - 0														
Location	EXTERIOR	EXTERIOR 100	HX Base Yr														
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													

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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				35,995	
ASSESSED VALUE				474,005	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				474,005	
TOTAL JUST VALUE				510,000	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				486,000	
PERMIT NUM DESCRIPTION AMT ISSUED					
18008969	NEW CONST	0	08/31/2018		
<b>SALES DATA</b>					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
2246/1596	8/31/2018	WD U	I	11	100
GRANTOR: CHEONG RAYMOND K & PH					
GRANTEE: BURRUSS RAY B JR &					
2222/1607	8/31/2018	WD Q	I	01	345,000
GRANTOR: CHEONG RAYMOND K & PH					
GRANTEE: BURRUSS RAY B JR &					
<b>BUILDING NOTES</b>					
<b>BUILDING DIMENSIONS</b>					

EXTRA FEATURES						TOTAL OB/XF											
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		
95052 SUMMER CROSSING 1808, FERNANDINA BEACH																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
0																	

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