

LOT 2
IN OR 2160/859
ESMT PT OR 1154/1831

CLARK FRANCES/KEOGH PATRICK J
95032 SPRING TIDE LN
FERNANDINA BEACH, FL 32034

2025

00-SB-30-185R-0002-0000



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8												
Exterior Wall	17	CB	STUCCO 100	0320	12	4,072	180.2680	180.27	734,059	2003	2003	0	0	0	10.50	89.50	VALUATION BY STANDARD											
Roof Structur	08	IRREGULAR 100		1 TOWNHOUSE - 100% - 2018												Heated Area: 3432 HX Base Yr 2018												
Roof Cover	07	CONC TILE 100														Tax Group: 8 Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 656,983												
Interior Floo	11	CLAY TILE 50														TOTAL MARKET OB/XF VALUE 16,380												
Interior Floo	14	CARPET 50														TOTAL LAND VALUE - MARKET 650,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 1,323,363												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 656,197												
Bedrooms	4	100														ASSESSED VALUE 667,166												
Bathrooms	4	100														TOTAL EXEMPTION VALUE HX HB 50,722												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 616,444												
Stories	3.	100														TOTAL JUST VALUE 1,323,363												
Units	0	100		NCON VALUE 0																								
				INCOME VALUE																								
				PREVIOUS YEAR MKT VALUE 1,338,361																								
Quality 03				Quality Level 03																								
DOR CODE 0100				SINGLE FAMILY																								
MAP NUM				MKT AREA 03																								
NEIGHBORHOOD/LOC 3023.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	620	100	2003	620	100,031																							
FGR	542	55	2003	298	48,079																							
FOP	24	30	2003	7	1,129																							
FOP	144	30	2003	43	6,938																							
FOP	197	30	2003	59	9,519																							
FOP	261	30	2003	78	12,585																							
FOP	266	30	2003	80	12,908																							
FST	20	55	2003	11	1,775																							
FST	20	55	2003	11	1,775																							
FST	25	55	2003	14	2,259																							
TOTALS	5,128			4,072	656,983	** This building has 14 Sub-Areas																						
EXTRA FEATURES				95032 SPRING TIDE LN, FERNANDINA BEACH																								
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												
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2003	2003	3	86	1,720													
2	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	100	2003	2003	3	82	2,388													
3	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	100	2003	2003	3	82	320													
4	0810	CONCRETE A	0	100	0	0	237.00	SF	6.50	100	2003	2003	3	82	1,263													
5	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	100	2003	2003	3	100	10,000													
6	1126	CB/STC 8"	0	100	0	0	105.00	SF	8.00	100	2003	2003	3	82	689													
TOTAL OB/XF 16,380																												
LAND DESCRIPTION																												
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												
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00												
LAND VALUE 650,000																												
OTHER ADJUSTMENTS AND NOTES																												
YEAR DENSITY DECL FRZ YR CONSVR																												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/30/2025 BY SYS																												