

LOT 4 IN OR 2045/1687
ESMT PT OR 1154/1831
RIVER PLACE @ SUMMER BEACH

KIMMEL MICHAEL L & MARGARITE ANN
95046 SPRING TIDE LN
FERNANDINA BEACH, FL 32034

2025

00-SB-30-185R-0004-0000



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	4,113	184.1576	184.16	757,450	2003	2003	0	0	10.50	89.50	VALUATION BY STANDARD																							
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 100% - 2023												Heated Area: 3432												HX Base Yr 2023											
Roof Cover	07	CONC TILE 100															VALUATION SUMMARY																					
Interior Wall	05	DRYWALL 100															Tax Group: 8 Tax Dist:																					
Interior Floo	11	CLAY TILE 70															BUILDING MARKET VALUE 677,918																					
Interior Floo	14	CARPET 30															TOTAL MARKET OB/XF VALUE 17,224																					
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 650,000																					
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 1,345,142																					
Bedrooms	4	100															SOH/AGL Deduction 45,242																					
Bathrooms	4	100															ASSESSED VALUE 1,299,900																					
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE HX HB 50,722																					
Stories	3.	100															BASE TAXABLE VALUE 1,249,178																					
Units	0	100	TOTAL JUST VALUE 1,345,142																																			
			NCON VALUE 0																																			
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE 1,360,638																																			
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	102,190																																	
FGR	542	55	2003	298	49,118																																	
FOP	24	30	2003	7	1,154																																	
FOP	197	30	2003	59	9,724																																	
FOP	266	30	2003	80	13,186																																	
FSP	144	40	2003	58	9,559																																	
FSP	261	40	2003	104	17,142																																	
FST	20	55	2003	11	1,813																																	
FST	20	55	2003	11	1,813																																	
FST	25	55	2003	14	2,307																																	
TOTALS	5,128			4,113	677,918	** This building has 14 Sub-Areas																																
EXTRA FEATURES						95046 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	2,000.00	100	2003	2003	3	86	1,720																						
2	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	2003	2003	3	82	2,388																						
3	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2003	2003	3	82	320																						
4	0810	CONCRETE A	0	100	0	0	266.00	SF	6.50	6.50	100	2003	2003	3	82	1,418																						
5	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000																						
6	1126	CB/STC 8"	0	100	30	7	210.00	SF	8.00	8.00	100	2003	2003	3	82	1,378																						
TOTAL OB/XF 17,224																																						
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	LAND VALUE																					
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	650,000																					
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																																						