

LOT 6
F/K/A LOT 6 RIVER PLACE @
SUMMER BEACH PB 6/315-317

FURRER KELLI C
95068 SPRING TIDE LANE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-185R-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	8														
Exterior Wall	17	CB STUCCO 100	0320	12	4,199	182.2128	182.21	765,100	2003	2003	0	0	10.50	89.50	VALUATION BY														
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 0% - 2025												Heated Area: 3576														
Roof Cover	07	CONC TILE 100													HX Base Yr														
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		4 100																											
Frame	02	WOOD FRAME 100																											
Stories	3.	3. 100																											
Units		0 100																											
															VALUATION BY														
															STANDARD														
															Tax Group: 8														
															Tax Dist:														
															BUILDING MARKET VALUE														
															684,764														
															TOTAL MARKET OB/XF VALUE														
															16,988														
															TOTAL LAND VALUE - MARKET														
															650,000														
															TOTAL MARKET VALUE														
															1,351,752														
															SOH/AGL Deduction														
															0														
															ASSESSED VALUE														
															1,351,752														
															TOTAL EXEMPTION VALUE														
															0														
															BASE TAXABLE VALUE														
															1,351,752														
															TOTAL JUST VALUE														
															1,351,752														
															NCON VALUE														
															0														
															INCOME VALUE														
															0														
															PREVIOUS YEAR MKT VALUE														
															1,367,415														