

LOT 9
RIVER PLACE @ SUMMER BEACH
PB 6/315

BENNETT JULIA N REV TRUST/BENNETT JULIA N TRUSTEE
95104 SPRING TIDE LANE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-185R-0009-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT	CD	CONSTRUCTION	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	4,350	171.8904	171.89	747,722	2003	2003	0	0	0	10.50	89.50	VALUATION BY																			
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 0% - 0										Heated Area: 3702										STANDARD												
Roof Cover	07	CONC TILE 100											Tax Group: 8										Tax Dist:												
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										669,211												
Interior Floor	14	CARPET 70											TOTAL MARKET OB/XF VALUE										15,814												
Interior Floor	11	CLAY TILE 30											TOTAL LAND VALUE - MARKET										650,000												
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										1,335,025												
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										412,803												
Bedrooms		3 100											ASSESSED VALUE										922,222												
Bathrooms		3 100											TOTAL EXEMPTION VALUE										0												
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										922,222												
Stories	3.	3. 100											TOTAL JUST VALUE										1,335,025												
Units		0 100											NCON VALUE										0												
																INCOME VALUE																			
																PREVIOUS YEAR MKT VALUE										1,350,311									
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