

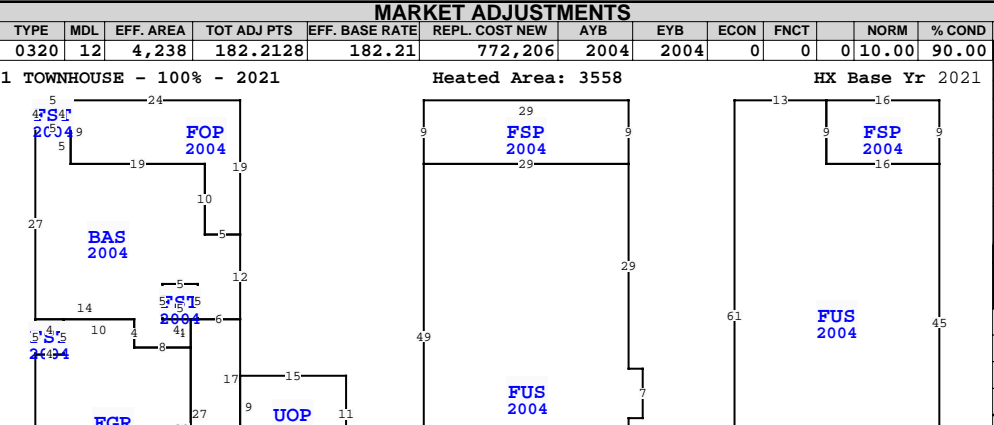
LOT 13
IN OR 1712/1595
RIVER PLACE @ SUMMER BEACH

PROVENZANO RICHARD J & DEBRA L
95144 SPRING TIDE LN
FERNANDINA BEACH, FL 32034

2025

00-SB-30-185R-0013-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
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. 100
Units		0 100



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			8
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			694,985
TOTAL MARKET OB/XF VALUE			17,277
TOTAL LAND VALUE - MARKET			650,000
TOTAL MARKET VALUE			1,362,262
SOH/AGL Deduction			634,136
ASSESSED VALUE			728,126
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			677,404
TOTAL JUST VALUE			1,362,262
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,378,138

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
BAS	620	100
FGR	542	55
FOP	21	30
FOP	197	30
FOP	266	30
FSP	144	40
FSP	261	40
FST	20	55
FST	20	55
FST	25	55
TOTALS	5,251	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	4,238	182.2128	182.21	772,206	2004	2004	0	0	10.00	90.00

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1712/1595	11/19/2010	WD	U	I	12	525,000
GRANTOR: EAKIN THOMAS R & DONN						
GRANTEE: PROVENZANO RICHARD						
1221/1870	4/13/2004	WD	Q	I		829,900
GRANTOR: RIVER PLACE AT SUMMER						
GRANTEE: EAKIN THOMAS R & DO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	610.00	SF	5.20	5.20	100	2004
2	0810	CONCRETE A	0	100	14	56.00	SF	6.50	6.50	100	2004
3	0810	CONCRETE A	0	100	0	224.00	SF	6.50	6.50	100	2004
4	1126	CB/STC 8"	0	100	30	210.00	SF	8.00	8.00	100	2004
5	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2004
6	0410	ELEVATOR	0	100	0	1.00	UT	10,000.00	10,000.00	100	2004

BLD DATE	LGL DATE	LAND DATE	AG DATE
		03/13/2024	MLU

BUILDING NOTES											
FSP=[YR=2004] W29 S9 FUS=[YR=2004] S49 E21 UOP=[YR=2004] S1 E8 N5 W7 S4 W1 \$ E1 N4 E7 N9 E2 N7 W2 N29 W29 \$ E29 N9 \$ PTR= E15 FUS=[YR=2004] E13 FSP=[YR=2004] E16 S9 W16 N9 \$ S9 E16 S45 W7 S4 W8 FOP=[YR=2004] S3 W7 N3 E7 \$ W7 S3 W7 N61 \$ W15 \$ PTR= W55 FOP=[YR=2004] W24 FST=[YR=2004] W5 S4 BAS=[YR=2004] S27 FST=[YR=2004] S5 FGR=[YR=2004] S22 E21 FOP 2004= S1 E8 N11 UOP=[YR=2004] E2 S2 E13 N11 W15 S9 \$ N17 W6 FST=[YR=2004] N5 W5 S5 E5 \$ W1 S27 W1 \$ E1 N23 W8 N4 W10 S5 W4 \$ E4 N5 W4 \$ E14 S4 E8 N4 W4 N5 S5 E6 N12 W5 N10 W19 N5 W5 \$ E5 N4 \$ S9 E19 S10 E5 N19 \$ E55 \$.											

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	650,000.00	650,000.00	650,000							