UNIT 302
SUMMERWOODS FIVE CONDO
OR 2028/1842

WEEKS JOHN M & CHARLOTTE L
95119 SUMMER CROSSING UNIT 302
FERNANDINA BEACH, FL 32034

2026

00-00-30-1905-0302-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	OPEN PORCH	OPEN PORCH 100
Parking	2 CAR GAR	2 CAR GAR 100
Bedrooms		3 100
Bathrooms		3.5 100
Oth Rooms		6 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 03

NEIGHBORHOOD/LOC 3048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,155			2,155	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1950050		2,155				2020	2020	100	100	0		

1 CONDO 100% - 2022 HX Base Yr 2022

95119 SUMMER CROSSING 302, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		688,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		688,500
SOH/AGL Deduction		55,056
ASSESSED VALUE		633,444
TOTAL EXEMPTION VALUE	SX HX HB	101,411
BASE TAXABLE VALUE		532,033
TOTAL JUST VALUE		688,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		765,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002349	BUILD OUT	0	09/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
3740/1799	7/08/2020	SW	Q	I	01	499,000

GRANTOR: SUMMERWOODS OF AMELIA

GRANTEE: WEEKS JOHN M & CHAR

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/13/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS