UNIT 406
SUMMERWOODS FIVE CONDO
OR 2028/1842

ROLER RODNEY ALAN/MCINERNEY MARAGRET ANN
95217 SABAL PALM RD UNIT 406
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-1905-0406-0000**

## 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 | | | | 2019 | 2019 | 100 | 100 | 0 | | |

1 CONDO 0% - 0 HX Base Yr

95217 SABAL PALM RD 406, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### 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 | 0 |
| ASSESSED VALUE | 688,500 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 688,500 |
| TOTAL JUST VALUE | 688,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 765,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17005604 | NEW CONSTR | 0 | 06/23/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2511/0192 | 11/01/2021 | WD | Q | I | 01 | 667,000 |
| GRANTOR: J DAY SHANKLIN LIVING | | | | | | |
| GRANTEE: ROLER RODNEY ALAN & | | | | | | |
| 2258/0581 | 2/28/2019 | WD | Q | I | 01 | 429,000 |
| GRANTOR: SUMMERWOODS OF AMELIA | | | | | | |
| GRANTEE: J DAY SHANKLIN LIVI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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