UNIT 1802
IN OR 2220/815
SUMMERWOODS FIVE CONDO

TILSON WILLIAM L & DEBORAH W
95052 SUMMER CROSSING #1802
FERNANDINA BEACH, FL 32034

2026

00-00-30-1905-1802-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1950050
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	
Desirability	FLAT	FLAT 100	
Balcony	SCRN PORCH	SCRN PORCH 100	
Parking	1 CAR GAR	1 CAR GAR 100	
Bedrooms		3 100	
Bathrooms		3 100	
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	2,065			2,065	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1	CONDO	2,065				2018	2018	100	100	0		

100% - 2019 HX Base Yr 2019

95052 SUMMER CROSSING 1802, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		548,100
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		548,100
SOH/AGL Deduction		231,857
ASSESSED VALUE		316,243
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		264,832
TOTAL JUST VALUE		548,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008965	NEW CONST	0	08/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/0815	8/30/2018	SW	Q	I	01	344,000

GRANTOR: SUMMERWOODS OF AMELIA
GRANTEE: TILSON WILLIAM L &

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