

LOTS 34, 35 & 36
SUB OF 50 PT SEC 12-2N-28E
DBK 39/292

KRAFT ATHLETIC CLUB
961023 BUCCANEER TRAIL
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0034-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 6														
Exterior Wall	15	CONC BLOCK 100	0303	04	5,042	61.7738	69.03	348,049	1962	1962	0	0	0	33.00	67.00	VALUATION BY													
Roof Structur	10	STEEL FRME 100	1 CLUB HOUSE - 0% - 0													Heated Area: 4920													
Roof Cover	01	MINIMUM 100														HX Base Yr													
Interior Wall	01	MINIMUM 100																											
Interior Floo	10	TERRAZZO 100																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	10	100																											
Frame	05	STEEL 100																											
Story Height	10	100																											
RMS	2	100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality	01	Quality Level 01																											
DOR CODE	7700 CLUBS/LODGES/HALLS																												
MAP NUM																MKT AREA 03													
NEIGHBORHOOD/LOC	3027.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	4,920	100	4,920	227,551																									
CAN	24	30	7	324																									
CAN	384	30	115	5,318																									
TOTALS	5,328		5,042	233,193																									
EXTRA FEATURES																961023 BUCCANEER TRL, FERNANDINA BEACH													
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												
1	0422	CL FNC 4'	0	0	0	0	305.00	LF	15.00	15.00	100	1991	1991	3	29	1,327													
2	0422	CL FNC 4'	0	0	0	0	1,259.00	LF	15.00	15.00	100	1970	1970	3	20	3,777													
3	0422	CL FNC 4'	0	0	0	0	313.00	LF	15.00	15.00	100	1980	1980	3	20	939													
8	0100	BAR-B-Q	0	0	0	0	2.00	UT	200.00	200.00	100	1970	1970	3	20	80													
9	0680	POLE SHED	0	0	0	0	1,228.00	SF	10.00	10.00	100	1970	1970	3	20	2,456													
10	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2000	2000	3	55	4,175													
12	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	1970	1970	3	20	1,440													
13	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440													
14	0812	CONCRETE C	0	0	0	0	2,151.00	SF	4.00	4.00	100	1970	1970	3	22	1,893													
15	0810	CONCRETE A	0	0	28	4	112.00	SF	6.50	6.50	100	1970	1970	3	22	160													
LAND DESCRIPTION																TOTAL OB/XF 17,687													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000115	C	SFR ACRES	0	0006	RS-1	0.00	0.00	7.40	AC		1.00	1.00	0.25	350,000.00	87,500.00	647,500												
2	000132	C	SFR RIVER	0			347.00	251.00	347.00	FF		1.00	1.00	0.50	7,000.00	3,500.00	1,214,500												
REVIEW DATE 06/15/2022 BY MH Total Acres: 7.40 Total Land Value: 1,862,000 Market: 0 Agricultural: 0 Common: 1,862,000 PRINTED 08/02/2023 BY SYS																													

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CONSTRUCTION										VALUATION SUMMARY										STANDARD																																											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																									
Exterior Wall		05	AVERAGE 100							0303	04	975	86.5620	96.73	94,312	1992	1992	0	0	0	14.75	85.25	VALUATION BY																																								
Roof Structur		04	WOOD TRUSS 100							4 CLUB HOUSE - 0% - 0														Heated Area: 960								HX Base Yr								Tax Group: 8								Tax Dist:								STANDARD							
Roof Cover		03	COMP SHNGL 100																													BUILDING MARKET VALUE								504,106																							
Interior Wall		05	DRYWALL 100																													TOTAL MARKET OB/XF VALUE								244,924																							
Interior Floo		05	ASPH TILE 90																													TOTAL LAND VALUE - MARKET								1,862,000																							
Interior Floo		14	CARPET 10																													TOTAL MARKET VALUE								2,611,030																							
Ceiling		01	FIN.SUSPD 100																													SOH/AGL Deduction								0																							
Air Condition		03	CENTRAL 100																													ASSESSED VALUE								2,611,030																							
Heating Type		04	AIR DUCTED 100																													TOTAL EXEMPTION VALUE								35								1,775,500															
Fixtures		4	100																													BASE TAXABLE VALUE								835,530																							
Frame		02	WOOD FRAME 100																													TOTAL JUST VALUE								2,611,030																							
Story Height			8 100																													NCON VALUE								0																							
RMS			5 100																													INCOME VALUE																															
Stories		1.	1. 100																													PREVIOUS YEAR MKT VALUE								2,734,409																							
Units			0 100																																																												
Occupancy		00	NONE 100																																																												
Quality		03	Quality Level 03																																																												
DOR CODE		7700	CLUBS/LODGES/HALLS																																																												
MAP NUM			MKT AREA							03																																																					
NEIGHBORHOOD/LOC		3027.00																																																													
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																										
BAS		960	100	960	79,164																																																										
CAN		20	30	6	494																																																										
CAN		30	30	9	743																																																										
TOTALS		1,010		975	80,401																																																										
EXTRA FEATURES										961023 BUCCANEER TRL, FERNANDINA BEACH										BLD DATE 06/26/2018										KK										LGL DATE 06/26/2018										KK													
																				XF DATE 06/26/2018										KK										LAND DATE 06/26/2018										KK													
																				INC DATE																				AG DATE																							
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																																															
36	0422	CL FNC 4'	0	0	0	0	124.00	LF	15.00	15.00	100	2011	2011	3	83	1,544																																															
37	0425	CL FNC 8'	0	0	0	0	390.00	LF	10.65	10.65	100	2011	2011	3	83	3,447																																															
38	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2011	2011	3	83	996																																															
39	0646	LWN SPRK H	0	0	0	0	30.00	UT	2.00	2.00	100	2011	2011	3	68	41																																															
40	0422	CL FNC 4'	0	0	0	0	66.00	LF	15.00	15.00	100	2011	2011	3	83	822																																															
41	0425	CL FNC 8'	0	0	0	0	377.00	LF	10.65	10.65	100	2011	2011	3	83	3,332																																															
42	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2011	2011	3	83	996																																															
43	0646	LWN SPRK H	0	0	0	0	16.00	UT	2.00	2.00	100	2011	2011	3	68	22																																															
44	0097	AWNING CN	0	0	0	0	12.00	SF	65.00	65.00	100	2011	2011	3	68	530																																															
45	0810	CONCRETE A	0	0	12	8	96.00	SF	6.50	6.50	100	2011	2011	3	93	580																																															
LAND DESCRIPTION										TOTAL OB/XF										12,																																											

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ELEMENT	CD	CONSTRUCTION										VALUATION SUMMARY										STANDARD									
Exterior Wall	15	CONC BLOCK 100										VALUATION BY						Tax Group: 8						Tax Dist:							
Roof Structur	04	WOOD TRUSS 100										BUILDING MARKET VALUE						504,106													
Roof Cover	03	COMP SHNGL 100										TOTAL MARKET OB/XF VALUE						244,924													
Interior Wall	01	MINIMUM 100										TOTAL LAND VALUE - MARKET						1,862,000													
Interior Floo	03	CONC FINSH 100										TOTAL MARKET VALUE						2,611,030													
Air Condition	01	NONE 100										SOH/AGL Deduction						0													
Heating Type	01	NONE 100										ASSESSED VALUE						2,611,030													
Fixtures	6	100										TOTAL EXEMPTION VALUE						35													
Frame	03	MASONRY 100										BASE TAXABLE VALUE						835,530													
Story Height	8	100										TOTAL JUST VALUE						2,611,030													
RMS	1	100										NCON VALUE						0													
Stories	1.	1. 100										INCOME VALUE																			
Units	0	100																													

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