PT LOTS 6 & 7
IN OR 1917/1702 & OR 1930/1114
GOLFSIDE AT SUMMER BEACH #2

BENESCH DUDLEY TRUSTEE OF
95109 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065B-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

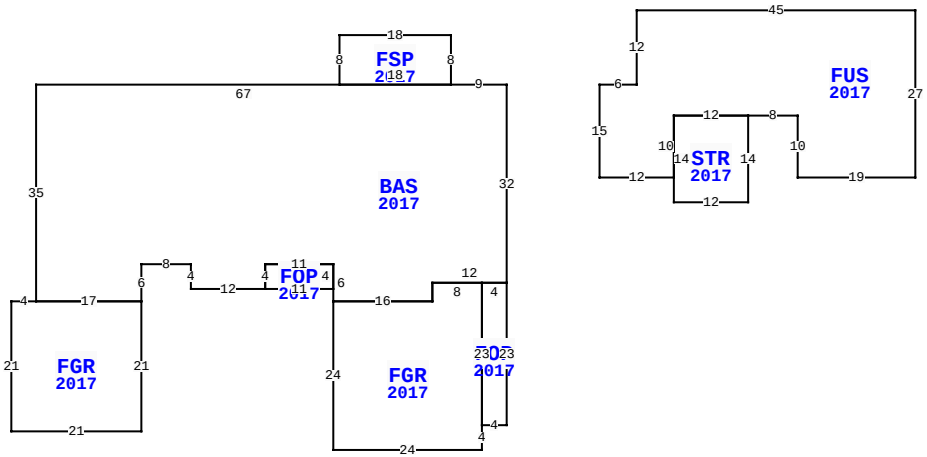
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,486	100	2,486	478,291
FGR	441	55	243	46,752
FGR	600	55	330	63,490
FOP	44	30	13	2,501
FOP	92	30	28	5,387
FSP	144	40	58	11,159
FUS	1,105	100	1,105	212,595
STR	168	10	17	3,270
TOTALS	5,080		4,280	823,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,280	137.7658	196.32	840,250	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2023 Heated Area: 3591 HX Base Yr 2023



95109 CAPTAINS WAY, 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		823,445
TOTAL MARKET OB/XF VALUE		14,419
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		1,152,864
SOH/AGL Deduction		0
ASSESSED VALUE		1,152,864
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,102,864
TOTAL JUST VALUE		1,152,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		956,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709290	CO ISSUED	0	10/20/2017
B1700764	NEW CONSTR	482,899	02/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0869	1/05/2022	QC	U	I	11	100
GRANTOR: BURTON LYNN						
GRANTEE: BENESCH DUDLEY H RE						
1930/1114	7/11/2014	QC	U	V	11	100
GRANTOR: BENESCH DUDLEY						
GRANTEE: BENESCH DUDLEY H TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W9 FSP=[YR=2017] N8 W18 S8 E18$ W67 S35
FGR=[YR=2017] W4 S21 E21 N21 W17$ E17 N6 E8 S4 E12
FOP=[YR=2017] E11 N4 W11 S4$ N4 E11 S6 FGR=[YR=2017] S24 E24
N4 FOP=[YR=2017] E4 N23 W4 S23$ N23 W8 S3 W16$ E16 N3 E12
N32$ PTR=E15 FUS=[YR=2017] E6 N12 E45 S27 W19 N10 W8
STR=[YR=2017] S14 W12 N14 E12$ W12 S10 W12 N15$ W15$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,237.00	SF	7.00	7.00	100	2017	2017	3	97	8,399	
3	0855	CONC PAVER	0	100	0	0	400.00	SF	7.00	7.00	100	2017	2017	3	97	2,716	
4	0855	CONC PAVER	0	100	0	0	198.00	SF	7.00	7.00	100	2017	2017	3	97	1,344	

LAND DESCRIPTION

TOTAL OB/XF 14,419

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	350,000.00	315,000.00	315,000							

REVIEW DATE 10/16/2017 BY DJ Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/02/2023 BY SYS