

PT LOTS 8 & 9
IN OR 2248/325
GOLF SIDE AT SUMMER BEACH #2

HNYDA WALTER & FRANCES CARLOTA L/E/
95149 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065B-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

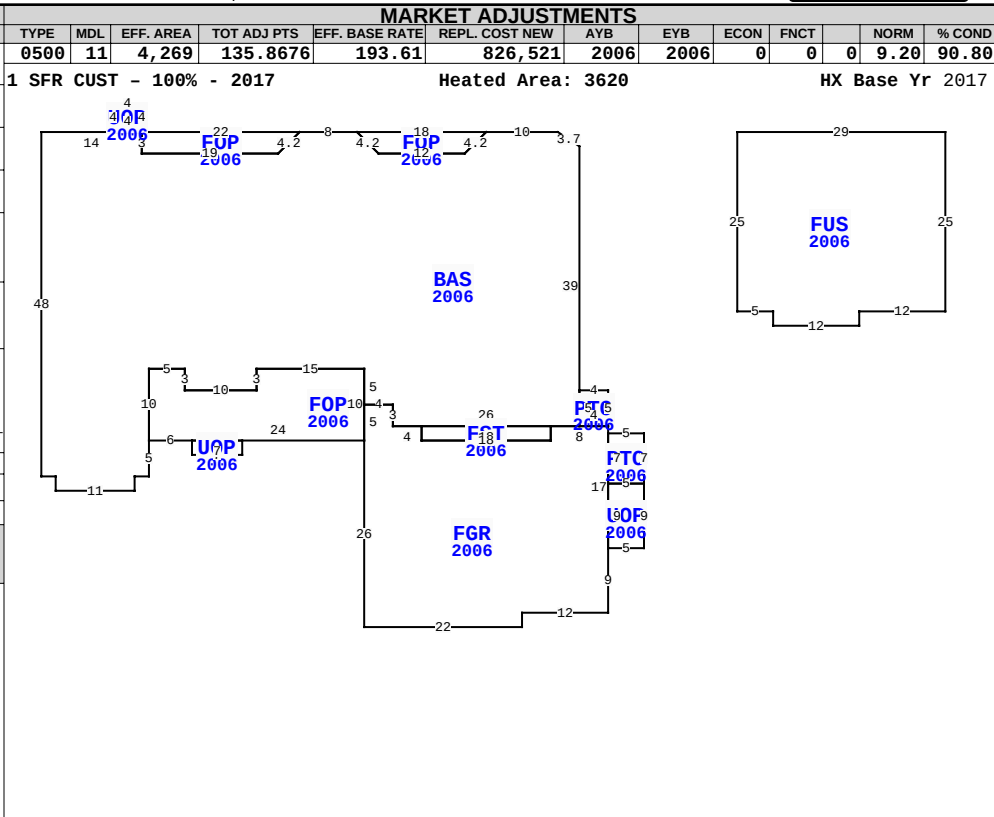
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,871	100	2,871	504,715
FGR	904	55	497	87,371
FOP	45	30	14	2,462
FOP	62	30	19	3,341
FOP	270	30	81	14,239
FST	36	55	20	3,516
FUS	749	100	749	131,673
PTO	20	5	1	176
PTO	35	5	2	351
UOP	14	20	3	528
TOTALS	5,067		4,269	750,481

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2006	2006	3	91	3,185
2	0855	CONC PAVER	0	100	0	0		1,785.00	SF 10.00	10.00	100	2006	2006	3	88	15,708
3	0855	CONC PAVER	0	100	0	0		641.00	SF 10.00	10.00	100	2006	2006	3	88	5,641
4	1100	VAC SYSTEM	0	100	0	0		1.00	UT 800.00	800.00	100	2006	2006	3	31	248

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0855	CONC PAVER
3	0855	CONC PAVER
4	1100	VAC SYSTEM

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C



** This building has 12 Sub-Areas

95149 CAPTAINS WAY, FERNANDINA BEACH

BLD DATE	02/07/2007	0	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF			24,782
L N	USE CODE	CLS	
1	000140	C	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		750,481	
TOTAL MARKET OB/XF VALUE		24,782	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		1,125,263	
SOH/AGL Deduction		385,651	
ASSESSED VALUE		739,612	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		689,612	
TOTAL JUST VALUE		1,125,263	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		928,884	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11337	MECH OTHER	0	04/01/2006
C17164	CO ISSUED	450,000	02/01/2006
E16852	ELEC OTHER	7,500	02/01/2006
P10798	OTHER	0	02/01/2006
R08950	REPAIR/RRF	3,000	02/01/2006
B17164	NEW CONSTR	450,000	02/01/2006

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q U	V I
2248/0325	1/10/2019	LE U	I	11
GRANTOR: HNYDA WALTER & FRANCE				
GRANTEE: HNYDA JOHN D & JODI				
2033/1046	3/10/2016	WD Q	I	02
GRANTOR: LAUERMAN JAMES & BARB				
GRANTEE: HNYDA WALTER & FRAN				

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=2006] W10 FOP=[YR=2006] W18 D3 R3 E12 U3 R3 \$ D3 L3 W12 U3 L3 W8 FOP=[YR=2006] W22 S3 E19 U3 R3 \$ D3 L3 W19 N3 UOP=[YR=2006] N4 W4 S4 E4\$ W14 S48 E2 S2 E11 N2 E2 N5 FOP=[YR=2006] E6 UOP=[YR=2006] S2 E7 N2 W7\$ E24 FGR=[YR=2006] S26 E22 N2 E12 N9 UOP=[YR=2006] E5 N9 PTO=[YR=2006] N7 W5 S7 E5\$ W5 S9\$ N17 PTO=[YR=2006] N5 W4 S5 E4\$ W8 FST=[YR=2006] W18 S2 E18 N2\$ S2 W18 N2 W4 N3 W4 S5\$ N10 W15 S3 W10 N3 W5 S10\$ N10 E5 S3 E10 N3 E15 S5 E4 S3 E26 N39 U2 L3 \$ PTR=[YR=2006] E25 FUS=[YR=2006] E29 S25 W12 S2 W12 N2 W5 N25\$ W25\$.				