N 19.63 FT LOT 12 & ALL LOT 13
EX N 9.63 FT IN OR 1682/682
GOLFSIDE AT SUMMER BEACH #2

THOMPSON WILLIAM P &/DAVIOLI JOANMARIE I
95221 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065B-0012-0000

BUILDING CHARACTERISTICS

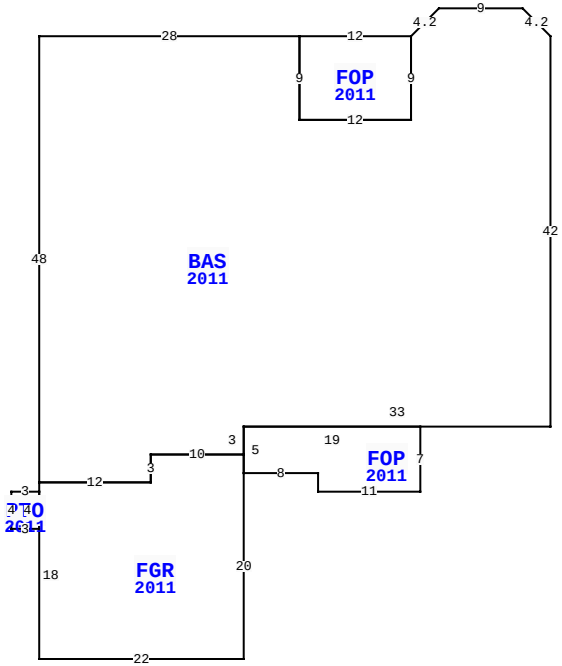
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,340	100	2,340	317,896
FGR	448	55	246	33,420
FOP	108	30	32	4,347
FOP	117	30	35	4,755
PTO	12	5	1	136
TOTALS	3,025		2,654	360,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,654	121.0608	143.76	381,539	2011	2011	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2012 Heated Area: 2340 HX Base Yr 2012



95221 CAPTAINS WAY, 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		360,554
TOTAL MARKET OB/XF VALUE		5,160
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		715,714
SOH/AGL Deduction		341,759
ASSESSED VALUE		373,955
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,955
TOTAL JUST VALUE		715,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23753	CO ISSUED	0	01/19/2011
E22865	NEW CONSTR	0	08/01/2010
E22797	NEW CONSTR	0	07/01/2010
M15491	H/AC	0	07/01/2010
P14374	NEW CONSTR	0	07/01/2010
B23753	NEW CONSTR	249,577	07/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1682/0682	6/11/2010	WD	Q	V	02	150,000
GRANTOR: WIGGINS CHRISTA ANN						
GRANTEE: THOMPSON WILLIAM P						
1019/1813	11/16/2001	QC	U	V	01	100
GRANTOR: WIGGINS ROBERT L SR						
GRANTEE: WIGGINS CHRISTA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] U3 L3 W9 D3 L3 FOP=[YR=2011] W12 S9 E12 N9$ S9 W12 N9 W28 S48 FGR=[YR=2011] S1 PTO=[YR=2011] W3 S4 E3 N4$ S18 E22 N20 FOP=[YR=2011] E8 S2 E11 N7 W19 S5$ N2 W10 S3 W12$ E12 N3 E10 N3 E33 N42$.

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	0811	CONCRETE B	0	100	0	0	1,067.00	SF	5.20	5.20	100	2011	2011	3	93	5,160	

LAND DESCRIPTION

TOTAL OB/XF 5,160

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	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS