N 80FT LOT 16 & S 20FT LOT 17
GOLFSIDE AT SUMMER BEACH #2
PB 5/119-123

NOELKE CHARLES & MAXANN S
95277 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065B-0016-0000

BUILDING CHARACTERISTICS

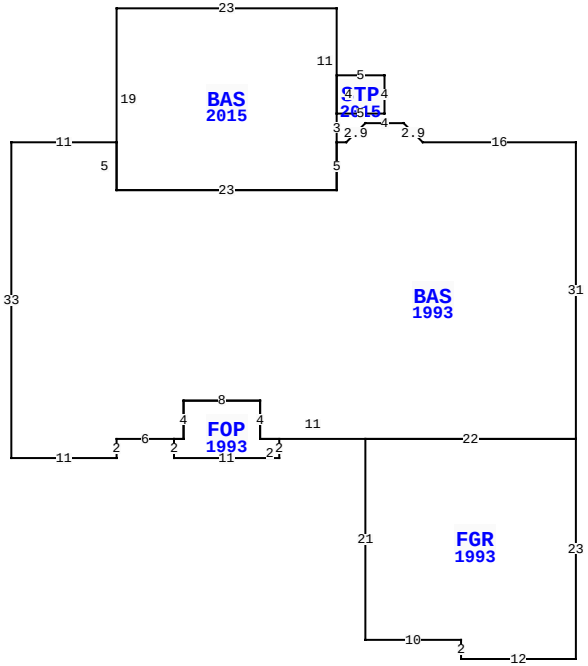
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,716	100	1,716	166,448
BAS	437	100	437	42,388
FGR	486	55	267	25,898
FOP	54	30	16	1,552
STP	20	10	2	194
TOTALS	2,713		2,438	236,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,438	96.6672	114.79	279,858	1991	1991	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2016 Heated Area: 2153 HX Base Yr 2016



95277 CAPTAINS WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		236,480
TOTAL MARKET OB/XF VALUE		6,009
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		592,489
SOH/AGL Deduction		199,152
ASSESSED VALUE		393,337
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		343,337
TOTAL JUST VALUE		592,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530405	ADD 418SF	47,088	05/01/2015
7016	NEW CONSTR	76,540	02/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/0972	4/29/2021	QC	U	I	11	100
GRANTOR: NOELKE CHARLES & MAXA						
GRANTEE: NOELKE CHARLES & MA						
2177/1268	2/15/2018	LE	U	I	11	100
GRANTOR: NOELKE CHARLES J & MA						
GRANTEE: NOELKE CAROLYN & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 U2 L2 W4 D2 L2 W1 BAS=[YR=2015] N3 STP=[YR=2015] E5 N4 W5 S4$ N11 W23 S19 E23 N5$ S5 W23 N5 W11 S33 E11 N2 E6 FOP=[YR=1993] S2 E11 N2 W2 N4 W8 S4W1$ E1 N4 E8 S4 E11 FGR=[YR=1993] S21 E10 S2 E12 N23 W22$ E22 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	1,363.00	SF	4.00	4.00	100	1991	1991	3	64	3,489	

LAND DESCRIPTION

TOTAL OB/XF 6,009

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 04/23/2020 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS