LOT 46 & PT SECT 11-2N-28
IN OR 1977/445
GOLFSIDE AT SUMMER BEACH #2

KINGSLEY GEORGE H III & NANCY H
95252 CAPTAINS WAY
FERNADNINA BEACH, FL 32034

2023

00-SB-30-065B-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

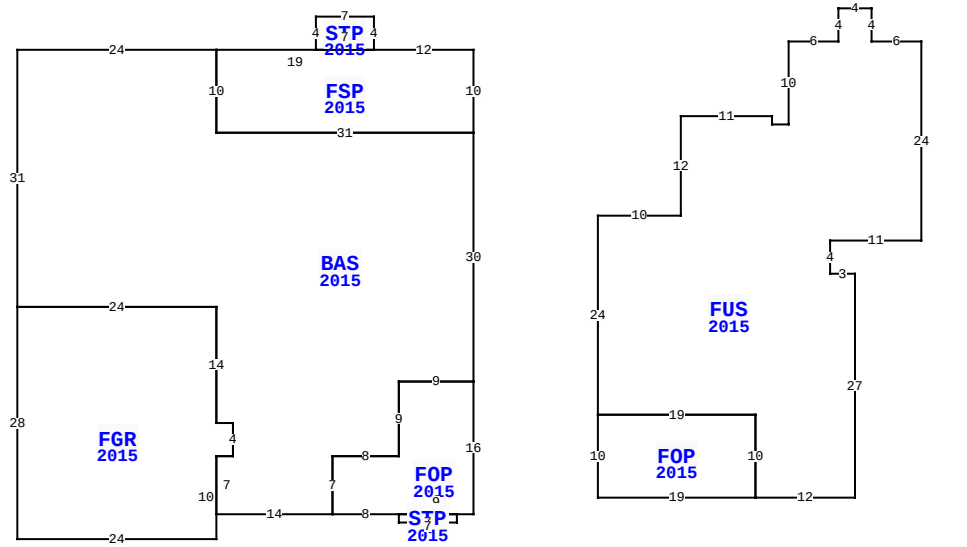
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	1,962	100	1,962	350,927
FGR	680	55	374	66,894
FOP	190	30	57	10,196
FOP	200	30	60	10,732
FSP	310	40	124	22,179
FUS	1,382	100	1,382	247,187
STP	7	10	1	179
STP	28	10	3	537
TOTALS	4,759		3,963	708,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,963	129.7305	184.87	732,640	2015	2015	0	0	0	3.25	96.75

1 SFR CUST – 100% - 2019 Heated Area: 3344 HX Base Yr 2019



95252 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		708,829
TOTAL MARKET OB/XF VALUE		16,292
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		1,150,121
SOH/AGL Deduction		345,863
ASSESSED VALUE		804,258
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		754,258
TOTAL JUST VALUE		1,150,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		991,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428841	CO ISSUED	0	02/25/2015
B1428841	NEW CONSTR	370,243	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1977/0445	4/28/2015	WD	U	V	11	100
GRANTOR: STACK NANCY H (NKA NA						
GRANTEE: KINGSLEY GEORGE H I						
1591/0474	10/29/2008	TD	U	V	01	100
GRANTOR: HENDERSON MARJORIE P						
GRANTEE: STACK NANCY H						

BUILDING NOTES

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	2015	2015	3	97	1,940	
2	0476	VF 6 SBPL	0	100	0	0	32.00	LF	32.00	32.00	100	2015	2015	3	90	922	
3	0855	CONC PAVER	0	100	0	0	867.00	SF	10.00	10.00	100	2015	2015	3	96	8,323	
4	0855	CONC PAVER	0	100	0	0	144.00	SF	10.00	10.00	100	2015	2015	3	96	1,382	
5	0855	CONC PAVER	0	100	0	0	388.00	SF	10.00	10.00	100	2015	2015	3	96	3,725	

BUILDING DIMENSIONS

FSP=[YR=2015] W12 STP=[YR=2015] N4 W7 S4 E7$ W19 BAS=[YR=2015] W24 S31 FGR=[YR=2015] S28 E24 N10 E2 N4 W2 N14 W24$ E24 S14 E2 S4 W2 S7 E14 FOP=[YR=2015] E8 STP=[YR=2015] S1 E7 N1 W7$ E9 N16 W9 S9 W8 S7$ N7 E8 N9 E9 N30 W31 N10$ S10 E31 N10$ PTR=E15 S20 FUS=[YR=2015] E10 N12 E11 S1 E2 N10 E6 N4 E4 S4 E6 S24 W11 S4 E3 S27 W12 FOP=[YR=2015] W19 N10 E19 S10$ N10 W19 N24$ N20 W15$.

LAND DESCRIPTION

TOTAL OB/XF 16,292

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	425,000.00	425,000.00	425,000							

REVIEW DATE 04/23/2020 BY DJA Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS