LOT 47 & PT SECT 11-2N-28
IN OR 1886/1331
GOLFSIDE AT SUMMER BEACH #2

MCDANNOLD WILLIAM J & REBECCA
95232 CAPTAIN'S WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065B-0047-0000

BUILDING CHARACTERISTICS

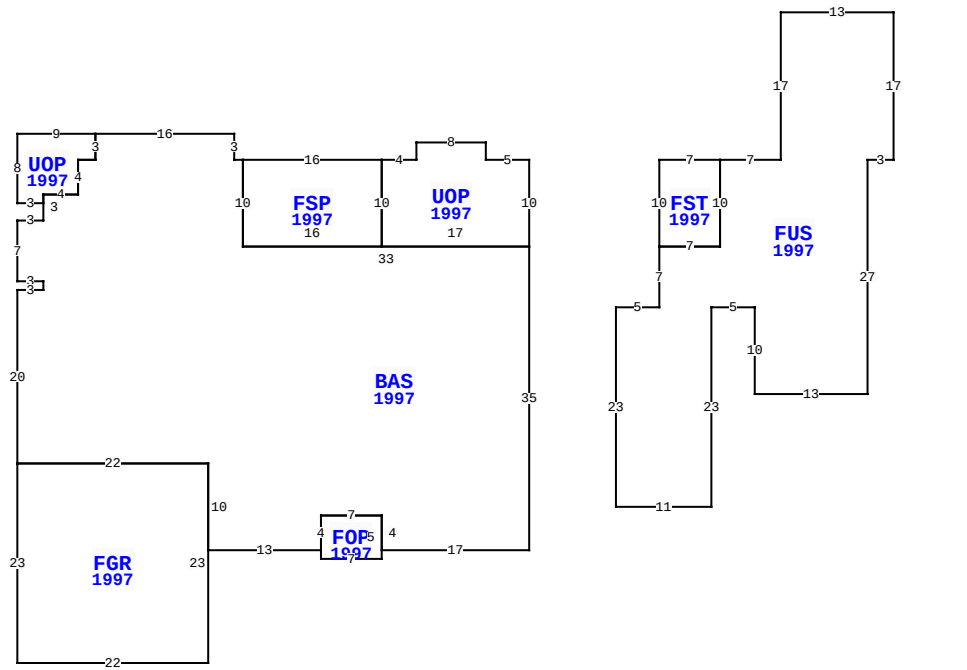
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,085	100	2,085	273,729
FGR	506	55	278	36,497
FOP	35	30	10	1,313
FSP	160	40	64	8,403
FST	70	55	38	4,989
FUS	942	100	942	123,671
UOP	58	20	12	1,575
UOP	186	20	37	4,857
TOTALS	4,042		3,466	455,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,466	105.2940	150.04	520,039	1997	1997	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2014 Heated Area: 3027 HX Base Yr 2014



95232 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		455,034
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		891,234
SOH/AGL Deduction		344,467
ASSESSED VALUE		546,767
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		496,767
TOTAL JUST VALUE		891,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		769,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704017	NEW CONSTR	275,000	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1886/1331	10/29/2013	WD	Q	I	02	527,500
GRANTOR: TOBIN MARY ANN MURRAY						
GRANTEE: MCDANNOLD WILLIAM J						
0762/0776	6/07/1996	WD	Q	V		68,900
GRANTOR: COSTELLO JANELL P & G						
GRANTEE: TOBIN THOMAS M & MA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W5 N2 W8 S2 W4 FSP=[YR=1997] W16 BAS=[YR=1997] W1 N3 W16 UOP=[YR=1997] W9 S8 E3 N1 E4 N4 E2 N3$ S3 W2 S4 W4 S3 W3 S7 E3 S1 W3 S20 FGR=[YR=1997] S23 E22 N23 W22 $ E22 S10 E13 FOP=[YR=1997] S1 E7 N5 W7 S4$ N4 E7 S4 E17 N35 W33 N10$ S10 E16 N10$ S10 E17 N10$ PTR=E15 FST=[YR=1997] E7 FUS=[YR=1997] E7 N17 E13 S17 W3 S27 W13 N10 W5 S23 W11 N23 E5 N7 E7 N10$ S10 W7 N10$ 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	1997	1997	3	81	1,620	
2	0811	CONCRETE B	0	100	0	0	781.00	SF	5.20	5.20	100	1997	1997	3	75	3,046	
3	0858	SCULP CONC	0	100	0	0	486.00	SF	13.00	13.00	100	1997	1997	3	93	5,876	
4	0810	CONCRETE A	0	100	45	3	135.00	SF	6.50	6.50	100	1997	1997	3	75	658	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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 04/24/2017 BY DJX Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS