LOT 48 & PT SECT 11-2N-28
IN OR 1785/1200
GOLFSIDE AT SUMMER BEACH #2

BADENOCH SHARON L
95216 CAPTAIN'S WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065B-0048-0000

BUILDING CHARACTERISTICS

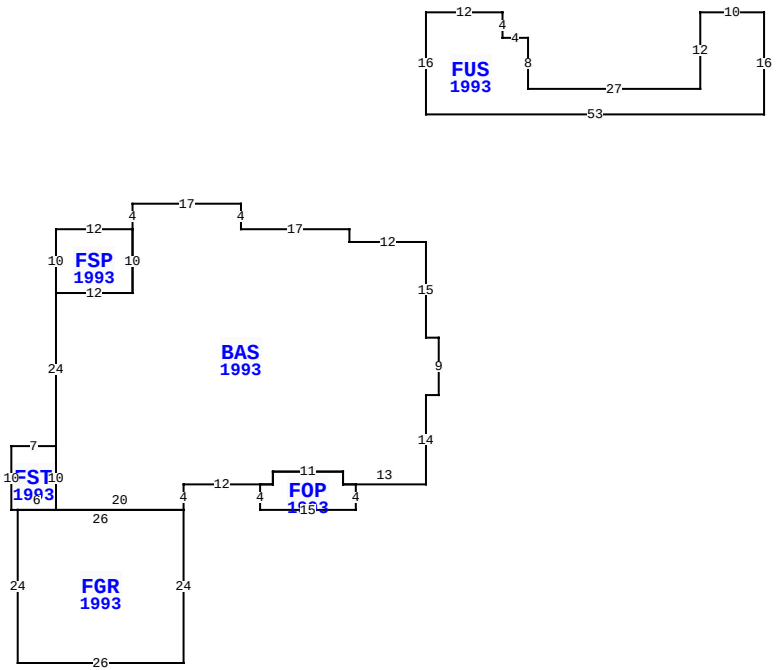
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,320	100	2,320	287,525
FGR	624	55	343	42,509
FOP	82	30	25	3,098
FSP	120	40	48	5,949
FST	70	55	38	4,710
FUS	508	100	508	62,958
TOTALS	3,724		3,282	406,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,282	105.2940	150.04	492,431	1989	1996	0	0	0	17.40	82.60

1 SFR CUST – 100% - 2007 Heated Area: 2828 HX Base Yr 2007



95216 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		406,748
TOTAL MARKET OB/XF VALUE		11,576
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		843,324
SOH/AGL Deduction		360,317
ASSESSED VALUE		483,007
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		428,007
TOTAL JUST VALUE		843,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		729,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21956	REMODEL	21,000	10/01/2008
4800	NEW CONSTR	85,793	04/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1785/1200	3/20/2012	WD	U	I	30	100
GRANTOR: BADENOCH JOSEPH JAMES						
GRANTEE: BADENOCH JOSEPH J &						
1427/0265	7/11/2006	WD	Q	I		675,000
GRANTOR: HEILMAN GEORGE R & LO						
GRANTEE: BADENOCH JOSEPH TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N2 W17 N4 W17 S4 FSP=[YR=1993] W12 S10 E12 N10 $ S10 W12 S24 FST=[YR=1993] W7 S10 E1 FGR=[YR=1993] S24 E26 N24 W26 $ E6 N10 $ S10 E20 N4 E12 FOP=[YR=1993] S4 E15 N4 W2 N2 W11 S2 W2 $ E2 N2 E11 S2 E13 N14 E2 N9 W2 N15 $ PTR=N20 FUS=[YR=1993] N16 E12 S4 E4 S8 E27 N12 E10 S16 W53$ S20 $.

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	1989	1989	3	68	2,380	
2	0855	CONC PAVER	0	100	0	0	1,428.00	SF	7.00	7.00	100	2010	2010	3	92	9,196	

LAND DESCRIPTION

TOTAL OB/XF 11,576

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 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS