

LOT 49 & PT SECT 11-2N-28
IN OR 2267/499
GOLF SIDE AT SUMMER BEACH #2

LEAHY WILLIAM P 2010 TRUST/LEAHY WILLIAM P TRUSTEE
95202 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065B-0049-0000



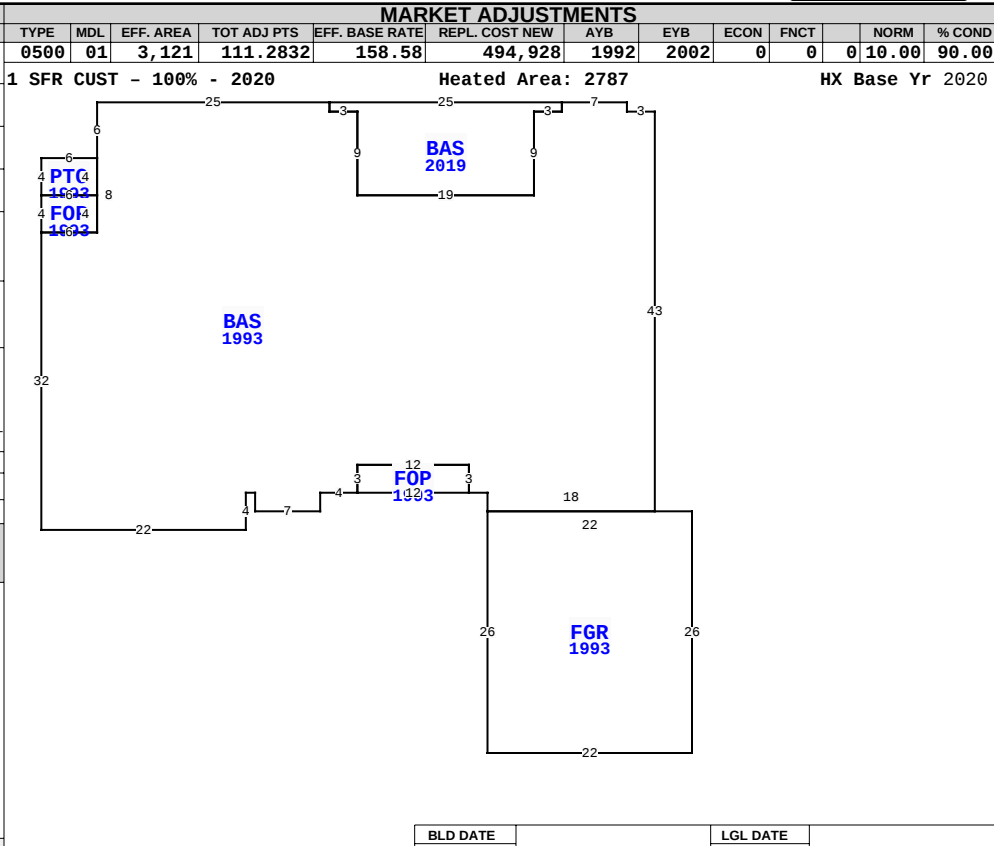
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,591	100	2,591	369,793
BAS	196	100	196	27,974
FGR	572	55	315	44,958
FOP	24	30	7	999
FOP	36	30	11	1,570
PTO	24	5	1	143
TOTALS	3,443		3,121	445,435

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	1,365.00	SF	7.00	7.00
3	0845	KOOL DECK	0 100	0	0	381.00	SF	7.25	7.25
4	0861	POOL GUNIT	0 100	26	14	364.00	SF	85.00	85.00
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	0855	CONC PAVER	0 100	0	0	247.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00



TOTAL OB/XF 23,060									
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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	1,365.00	SF	7.00	7.00
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					445,435				
TOTAL MARKET OB/XF VALUE					23,060				
TOTAL LAND VALUE - MARKET					425,000				
TOTAL MARKET VALUE					893,495				
SOH/AGL Deduction					248,139				
ASSESSED VALUE					645,356				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					595,356				
TOTAL JUST VALUE					893,495				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					769,914				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6418	SWIM POOL	10,000	10/06/1992
8184	NEW CONSTR	125,000	06/22/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2267/0499	4/10/2019	QC	U	I	11	100	
GRANTOR: LEAHY WILLIAM P & MAR							
GRANTEE: LEAHY WILLIAM P 201							
2215/0271	7/26/2018	WD	Q	I	01	765,000	
GRANTOR: CARLTON MERRITT & CHR							
GRANTEE: LEAHY WILLIAM P & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W3 N1 W7 BAS=[YR=2019] W25 S1 E3 S9 E19 N9 E3 N1 \$ S1 W3 S9 W19 N9 W3 N1 W25 S6 PTO=[YR=1993] W6 S4 FOP=[YR=1993] S4 E6 N4 W6 \$ E6 N4 \$ S8 W6 S32 E22 N4 E1 S2 E7 N2 E4 FOP=[YR=1993] E12 N3 W12 S3 \$ N3 E12 S3 E2 S2 FGR=[YR=1993] S26 E22 N26 W22 \$ E18 N43 \$.									