

LOT 53 & PT SECT 11-2N-28
IN OR 1011/452
GOLF SIDE AT SUMMER BEACH #2

ASH KAREN L LIVING TRUST/ASH KAREN LYNN TRUSTEE
95136 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065B-0053-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,437	100	2,437	337,856
FGR	511	55	281	38,957
FOP	85	30	26	3,605
FOP	167	30	50	6,932
FUS	458	100	458	63,495
UOP	75	20	15	2,080

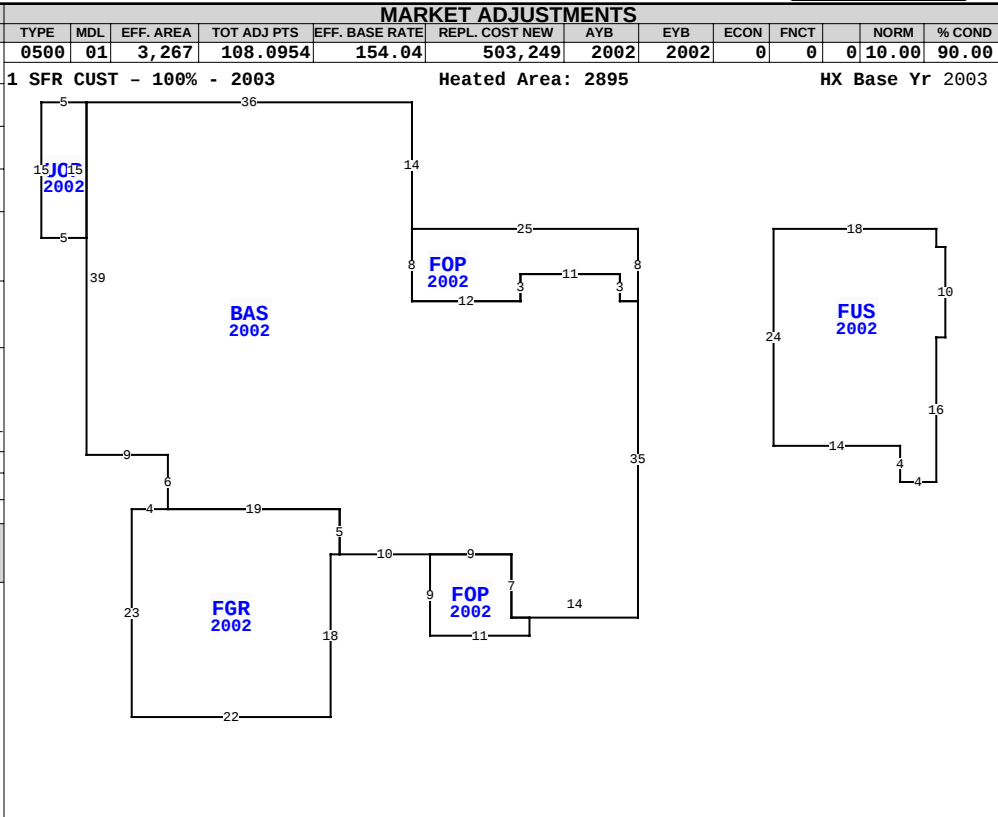
TOTALS	3,733		3,267	452,924
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0812	CONCRETE C	0	100	0	0	2,131.00	SF	4.00	4.00	100	2002	2002	3	83	7,075	
2	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	2002	2002	3	83	534	
3	0861	POOL GUNIT	0	100	0	0	206.00	SF	85.00	85.00	100	2002	2002	3	32	5,603	
4	0845	KOOL DECK	0	100	0	0	488.00	SF	7.25	7.25	100	2002	2002	3	83	2,937	
5	0910	SCRN RM L	0	100	0	0	643.00	SF	15.00	15.00	100	2002	2002	3	21	2,025	

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

TOTAL OB/XF																	18,174
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NASSAU COUNTY PROPERTY																	PAGE 1 of 1	8
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VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		452,924
TOTAL MARKET OB/XF VALUE		18,174
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		896,098
SOH/AGL Deduction		378,003
ASSESSED VALUE		518,095
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		468,095
TOTAL JUST VALUE		896,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		771,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209469	SWIM POOL	16,500	03/01/2002
B0109054	NEW CONSTR	216,660	12/01/2001

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
1011/0452	10/04/2001	WD	U
		V	V
		RSN CD	07
		SALE PRICE	100

GRANTOR: CASTRIAN-HATWELL PATR			
GRANTEE: ASH KAREN LYNN & FR			
1000/1222	8/01/2001	WD	Q
		V	V
			247,500
GRANTOR: CASTRIAN-HATWELL PATR			
GRANTEE: ASH KAREN LYNN & FR			

BUILDING NOTES		
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BUILDING DIMENSIONS		
FOP=[YR=2002] W25 BAS=[YR=2002] N14 W36 UOP=[YR=2002] W5 S15 E5 N15 \$ S39 E9 S6 FGR=[YR=2002] W4 S23 E22 N18 E1 N5 W19 \$ E19 S5 E10 FOP=[YR=2002] S9 E11 N2 W2 N7 W9 \$ E9 S7 E14 N35 W2 N3 W11 S3 W12 N8 \$ S8 E12 N3 E11 S3 E2 N8 \$ PTR=E15 FUS=[YR=2002] E18 S2 E1 S10 W1 S16 W4 N4 W14 N24 \$ W15 \$		