

LOT 55 & PT LOT 56 &
PT SECT 11-2N-28 OR 668/1595
GOLF SIDE AT SUMMER BEACH #2

KRAUS BRUCE J & DONNA C
95094 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065B-0055-0000



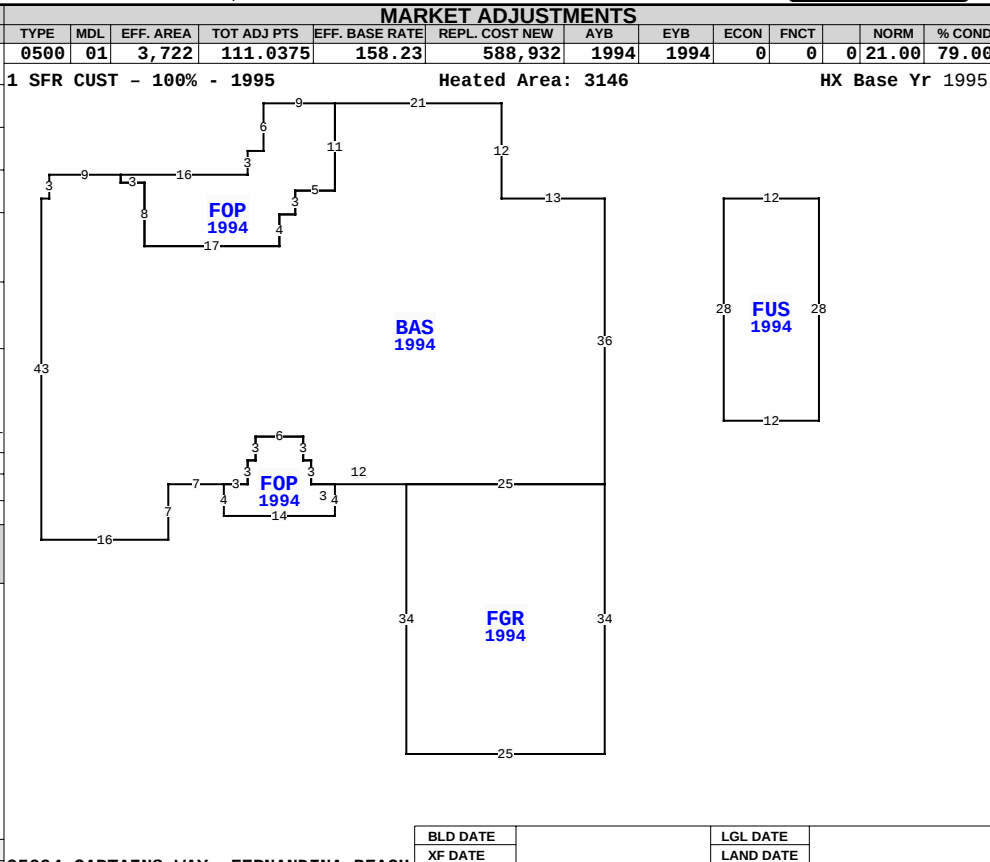
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,810	100	2,810	351,255
FGR	850	55	468	58,501
FOP	98	30	29	3,625
FOP	263	30	79	9,875
FUS	336	100	336	42,000
TOTALS	4,357		3,722	465,256

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	0	0	2,184.00	SF	7.00	7.00	
4	0861	POOL GUNIT	0	100	0	0	445.00	SF	85.00	85.00	
5	0825	BRICK	0	100	0	0	1,151.00	SF	12.50	12.50	
6	0462	ST/AL FNC	0	100	0	0	776.00	SF	10.00	10.00	
8	0855	CONC PAVER	0	100	30	3	90.00	SF	7.00	7.00	
9	0855	CONC PAVER	0	100	44	3	132.00	SF	3.50	3.50	

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



TOTAL OB/XF											
46,177											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				465,256			
TOTAL MARKET OB/XF VALUE				46,177			
TOTAL LAND VALUE - MARKET				425,000			
TOTAL MARKET VALUE				936,433			
SOH/AGL Deduction				448,552			
ASSESSED VALUE				487,881			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				437,881			
TOTAL JUST VALUE				936,433			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				805,522			