

NEWBY 2020 FAMILY TRUST/NEWBY STEVEN T TRUSTEE
95050 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

00-SB-30-065B-0058-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

RooF Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms4100

Frame02WOOD FRAME 100

Stories2.

Units2. 100

Occupancy00NONE 100

MARKET ADJUSTMENTS

TYPETYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

050001

4,743

96.3200

137.26

651,024

2003

2003

0

0

9.50

90.50

1 SFR CUST - 0% - 0

Heated Area: 4122

HX Base Yr

QUALITY

03

Quality Level 03

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

3,059

100

3,059

379,990

FGR

350

55

192

23,850

FGR

452

55

249

30,931

FOP

29

30

9

1,118

FOP

81

30

24

2,981

FOP

122

30

37

4,596

FOP

168

30

50

6,211

FUS

1,063

100

1,063

132,046

UOP

35

20

7

870

UOP

48

20

10

1,243

TOTALS

5,623

4,743

589,177

** This building has 12 Sub-Areas

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

95050 CAPTAINS WAY, FERNANDINA BEACH

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

10500FP-PRE FAB

0

0

0

0

2.00

UT

3,500.00

3,500.00

100

2003

2003

3

88

6,160

20855CONC PAVER

0

0

0

0

1,258.00

SF

10.00

10.00

100

2003

2003

3

84

10,567

30861POOL GUNIT

0

0

0

0

187.00

SF

85.00

85.00

100

2003

2003

3

36

5,722

40877JACUZZI

0

0

0

0

1.00

UT

1,000.00

1,000.00

100

2003

2003

3

22

220

50855CONC PAVER

0

0

0

0

383.00

SF

10.00

10.00

100

2003

2003

3

84

3,217

60910SCRN RM L

0

0

0

0

540.00

SF

15.00

15.00

100

2003

2003

3

22

1,782

70855CONC PAVER

0

0

55

3

165.00

SF

10.00

10.00

100

2003

2003

3

84

1,386

LAND DESCRIPTION

TOTAL OB/XF

29,054

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000140

C

SFR GOLF A

0

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

425,000.00

425,000.00

425,000

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 8

Tax Dist:

STANDARD

BUILDING MARKET VALUE

589,177

TOTAL MARKET OB/XF VALUE

29,054

TOTAL LAND VALUE - MARKET

425,000

TOTAL MARKET VALUE

1,043,231

SOH/AGL Deduction

124,404

ASSESSED VALUE

918,827

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

918,827

TOTAL JUST VALUE

1,043,231

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

894,911

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B0210573

XFOB

6,261

12/02/2002

B0210078

XFOB

8,000

08/01/2002

B0109167

NEW CONSTR

320,000

12/01/2001

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / I

V / I

RSN CD

SALE PRICE

2651/1295

6/30/2023

WD Q

I

01

1,400,000

GRANTOR:HINCHLIFFE CHRISTOPHE

GRANTEE:NEWBY 2020 FAMILY T

1274/1266

11/17/2004

WD Q

I

1,075,000

GRANTOR:COPPENBARGER HOMES IN

GRANTEE:HINCHLIFFE CHRISTOP

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2003] W6 BAS=[YR=2003] W30 FOP=[YR=2003] W12 S14
FOP=[YR=2003] W13 S4 E8 S5 E10 N9 W5\$ E12 N14\$ S14 W7 S9 W10
N5 W8 N2 W4 S2 FOP=[YR=2003] W11 S3 E9 N2 E2 N1\$ S1 W2 S2 W9
N5 W2 N5 W4 N1 W8 S1 W1 S49 E13 N3 E10 FOP=[YR=2003] S3 E12
N8 W9 S5 W3\$ E3 N5 E19 FGR=[YR=2003] S16 E5 S1 E12 N1 E5 N20
W22 S4\$ N4 E22 N5 E4 FGR=[YR=2003] E14 N6 UOP=[YR=2003] E6 N8
W6 S8\$ N10 UOP=[YR=2003] E7 N5 W7 S5 \$ N5 W18 S14 E4 S7\$ N7
W4 N14 E18 N22\$ S9 E6 N9\$ PTR=N10 FUS=[YR=2003] N19 E20 N10
UOP=[YR=2003] N9 E18 S9 W18\$ E18 S4 E5 S13 E6 S10 W8 N2 W7 S4
W13 S1 W8 N1 W13\$ S10\$.

REVIEW DATE

04/24/2017

BY

DJX

Total Acres: 0.00

Total Land Value: 425,000

Market: 0

Agricultural: 0

Common: 425,000

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