

DUNCAN ORVAL WAYNE & DIANE H
95075 SPINNAKER DR
FERNANDINA BEACH, FL 32034

00-SB-30-065B-0061-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0500014,337121.8448173.63753,033200720120005.0095.00

1 SFR CUST - 100% - 2021Heated Area: 3785HX Base Yr 2021

Floor plan diagram showing building footprint and room labels:

- FOP 2007 (Front Porch)
- BAS 2007 (Basement)
- UOP 2007 (Upper Outdoor Portico)
- FGR 2007 (Front Garden Room)
- JOP 2007 (Junior Outdoor Portico)
- FUS 2007 (Furnace Unit)

Quality06Quality Level 06DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA03NEIGHBORHOOD/LOC3019.00

Arena TypeTotal Gross AreaPct of BaseTot Adj AreaSubarea Market ValueBAS3,1391003,139517,774FGR7405540767,134FOP8630264,288FOP293308814,515FUS646100646106,557UOP4820101,649UOP10420213,464TOTALS5,0564,337715,381

TOTALSBLD DATEXF DATEINC DATE07/31/2007KKLGL DATELAND DATEAG DATEEXTRA FEATURES95075 SPINNAKER DR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100200720073921,840

20855CONC PAVER0100001,989.00SF10.0010.001002007200738917,702

30861POOL GUNIT010000365.00SF85.0085.001002007200735216,133

40911SCRN RM A010041361,476.00SF17.5017.501002017201738221,181

50845KOOL DECK010000622.00SF7.257.25100200720073894,013

60855CONC PAVER010000433.00SF10.0010.00100200720073893,854

70810CONCRETE A01007428.00SF6.506.5010020072007389162

LAND DESCRIPTIONTOTAL OB/XF64,885

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT UNIT TYPEDTDPHT FACT% CONDDTOT ADJUSTED UNIT PRICELAND VALUEDENSITYDECLFRZYRCONSRV

1000140CSFR GOLF A100PUD0.000.001.00LT1.001.001.10425,000.00467,500.00467,500

REVIEW DATE08/14/2017BY DJTotal Acres: 0.00Total Land Value: 467,500Market: 0Agricultural: 0Common: 467,500PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYBECONFNCT NORM % COND

NASSAU COUNTY PROPERTYVALUATION SUMMARY

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VALUATION BYSTANDARDTax Group: 8Tax Dist:BUILDING MARKET VALUE715,381TOTAL MARKET OB/XF VALUE64,885TOTAL LAND VALUE - MARKET467,500TOTAL MARKET VALUE1,247,766SOH/AGL Deduction612,442ASSESSED VALUE635,324TOTAL EXEMPTION VALUE HX HB50,000BASE TAXABLE VALUE585,324TOTAL JUST VALUE1,247,766NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE1,060,385

Sales DataOFF RECORD NumberDATEINSTTYPEQUVI RSNSALE PRICE2297/06798/13/2019WDQI011,250,000GRANTOR:PENNINGTON ELLEN L REGRANTEE:DUNCAN ORVAL WAYNE1426/05717/07/2006WDQV450,000GRANTOR:ALBRIGHT GREGORY J &GRANTEE:PENNINGTON ELLEN LBUILDING NOTESBUILDING DIMENSIONS

BAS=[YR=2007] W15 D3 L3 W15 FOP=[YR=2007] W32 D2 R2 S5D3 R3 E24 U3 R3 N7\$ S7 D3 L3 W24 U3 L3 N5 U2 L2 W7D2 L2 S25 W2 S23 E3 S1 E8 N1 E3 N8 E9 FOP=[YR=2007] S6UOP=[YR=2007] S4 E12 N4 W12\$ E12 N6 W3 N2 W7 S2 W2\$ E2 N2 E7S2 E12 S4 E6 FGR=[YR=2007] S23 E2 S11 E5 S1 E10 N1 E6 N22UOP=[YR=2007] E8 N13 W8 S13\$ N10 W15 N2 W8\$ E8 S2 E15 N28 E3R3 U3 N17 U3 L3 \$ PTR=E15 FUS=[YR=2007] E22 S13 E2 S12 W5S11 W8 N12 W10 N5 W1 N19\$ W15\$.