

LOT 66
GOLFSIDE AT SUMMER BEACH #2
PB 5/119-123

KOREY DOUGLAS A & JODI L
95323 SPINNAKER DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065B-0066-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	3,039	100	3,039	590,198
FGR	744	55	409	79,431
FOP	230	30	69	13,401
FSP	561	40	224	43,502
STR	36	10	4	777
UOP	55	20	11	2,136
UOP	182	20	36	6,992
TOTALS	4,847		3,792	736,437

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920	
2	0855	CONC PAVER	0 100	0	0	1,316.00	SF	7.00	7.00	100	2013	2013	3	95	8,751	
3	0855	CONC PAVER	0 100	0	0	176.00	SF	7.00	7.00	100	2013	2013	3	95	1,170	
4	0462	ST/AL FNC	0 100	0	0	960.00	SF	10.00	10.00	100	2013	2013	3	75	7,200	
5	1126	CB/STC 8"	0 100	0	0	192.00	SF	8.00	8.00	100	2013	2013	3	95	1,459	
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2013	2013	3	65	3,250	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C

REVIEW DATE	04/24/2017	BY	DJX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,792	141.9660	202.30	767,122	2013	2013	0	0	4.00	96.00
1 SFR CUST - 100% - 2020 Heated Area: 3039 HX Base Yr 2020											

95323 SPINNAKER DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
24,011											

TOTAL OB/XF											
24,011											

Total Acres: 0.00	Total Land Value: 425,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		736,437	
TOTAL MARKET OB/XF VALUE		24,011	
TOTAL LAND VALUE - MARKET		425,000	
TOTAL MARKET VALUE		1,185,448	
SOH/AGL Deduction		356,562	
ASSESSED VALUE		828,886	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		778,886	
TOTAL JUST VALUE		1,185,448	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,014,063	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226108	CO ISSUED	1	04/09/2013
M1217706	H/AC	0	10/01/2012
P1216060	NEW CONSTR	0	08/01/2012
E25145	TEMP POLE	0	06/01/2012
B1226107	LANDSCAPE WALL	25,000	06/01/2012
B1226108	NEW CONSTR	325,968	06/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2323/0425	12/06/2019	WD	Q	I	01
GRANTOR: KEFFER RICHARD W III					
GRANTEE: KOREY DOUGLAS A & J					
1992/0997	7/21/2015	WD	Q	I	01
GRANTOR: WILLS TRAVERS H & CYN					
GRANTEE: KEFFER RICHARD W II					

BUILDING NOTES		

BUILDING DIMENSIONS		
STR=[YR=2013] W3 UOP=[YR=2013] N4 W14 FSP=[YR=2013] W33 BAS=[YR=2013] W15 S64 FGR=[YR=2013] S34 E11 S1 E11 N32 W5 N3 W17S E17 S3 E5 N2 FOP=[YR=2013] E5 UOP=[YR=2013] S2 E3 D3 L1 E10 U3 L1 E3 N2 W14S E24 N1 W1 N6 W13 N4 W6 S3 W9 S8 N8 E9 N3 E6 S4 E13 S6 E12 N51 W14 S4 W33 N17S S17 E33 N17S S13 E14 N9S S12E3 N12S.		

OTHER ADJUSTMENTS AND NOTES											

Common: 425,000	PRINTED 08/02/2023 BY SYS
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