

LOTS 68 & 69
IN OR 2331/1582 & 2332/20
GOLF SIDE AT SUMMER BEACH #2

BETHONEY DOUGLAS P
95361 SPINNAKER DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065B-0068-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		10	ABOVE AVG 100		0500	01	4,405	117.1896	167.00	735,635	2014	2014	0	0	0	3.50	96.50	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2021										Heated Area: 3713										HX Base Yr 2021									
Roof Cover		12	MODULAR MT 100												BUILDING MARKET VALUE										709,888									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										19,874									
Interior Floo		12	HARDWOOD 90												TOTAL LAND VALUE - MARKET										850,000									
Interior Floo		11	CLAY TILE 10												TOTAL MARKET VALUE										1,579,762									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										407,206									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										1,172,556									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										50,000									
Bathrooms			3.5 100												BASE TAXABLE VALUE										1,122,556									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										1,579,762									
Stories		2.	2. 100												NCON VALUE										0									
Units		0	100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										1,366,769																			
Quality		06	Quality Level 06																															
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	2,132	100	2,132	343,582																														
FGR	575	55	316	50,925																														
FOP	101	30	30	4,835																														
FOP	122	30	37	5,963																														
FOP	238	30	71	11,442																														
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FSP	364	40	146	23,529																														
FUS	1,581	100	1,581	254,786																														
UOP	105	20	21	3,384																														
TOTALS	5,456		4,405	709,888																														
EXTRA FEATURES					95361 SPINNAKER DR, FERNANDINA BEACH																													