

LOT 70
IN OR 625 PG 70
GOLFIDE AT SUMMER BEACH #2

SPENCER RICHARD L JR & LISA M
95385 SPINNAKER DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065B-0070-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	17 CB STUCCO 20
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	03
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NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	616	78,786
BAS	1,314	100	1,314	168,060
FGR	678	55	373	47,706
FOP	33	30	10	1,279
FOP	84	30	25	3,197
FOP	147	30	44	5,628
FOP	180	30	54	6,906
FUS	1,456	100	1,456	186,221
UOP	22	20	4	511
UOP	54	20	11	1,407
TOTALS	4,905		3,972	508,016

EXTRA FEATURES	
L N	OB/XF CODE

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	72	1,440	
2	0812	CONCRETE C	0	0	0	0	1,421.00	SF	4.00	4.00	100	1991	1991	3	64	3,638	
3	0858	SCULP CONC	0	0	0	0	647.00	SF	13.00	13.00	100	1991	1991	3	88	7,402	
4	1242	WD DECK A	0	0	0	0	44.00	SF	10.00	10.00	100	1991	1991	3	20	88	
5	0462	ST/AL FNC	0	0	194	0	768.00	SF	10.00	10.00	100	1999	1999	3	28	2,150	
6	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00	85.00	100	1999	1999	3	25	9,563	
7	0845	KOOL DECK	0	0	0	0	574.00	SF	7.25	7.25	100	1999	1999	3	79	3,288	
8	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	

LAND DESCRIPTION	
L N	USE CODE
1	000140

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	01	3,972	106.2180	151.36	601,202	1991	1991	0	0	0 15.50	84.50
1 SFR CUST - 0% - 0 Heated Area: 3386 HX Base Yr											

** This building has 12 Sub-Areas	BLD DATE	LGL DATE
95385 SPINNAKER DR, FERNANDINA BEACH	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
27,769											

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27,769											

Total Acres: 0.00	Total Land Value: 425,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		508,016
TOTAL MARKET OB/XF VALUE		27,769
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		960,785
SOH/AGL Deduction		77,805
ASSESSED VALUE		882,980
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		882,980
TOTAL JUST VALUE		960,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		827,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7188	NEW CONSTR	98,008	04/29/1991

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0625/0070	4/29/1991	WD	U	V	01	100

SALES DATA	
GRANTOR: SPENCER RICHARD L	
GRANTEE: SPENCER RICHARD & L	
0505/0626	12/15/1986 WD U V 56,300
GRANTOR: SUMMER BCH AMENITIES	
GRANTEE: SPENCER RICHARD L	

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=1993] W27 S9 FGR=[YR=1993] W4 BAS=[YR=1993] W1 N9 W24 S25 E25 N16\$ S21 E4 S5 E21 N18E6 N8 W27\$ E27 N9\$ PTR=E15 BAS=[YR=1993] E24 FOP=[YR=1993] E20 S9 W20 N9\$ S9 E32 S8 W6 S18 FOP=[YR=1993] S7 W21 N7 E21\$ W25 N10 W10 FOP=[YR=1993] S3 UOP=[YR=1993] S2 W11 N2 E11\$ W11 N3 E11\$ W15 N25\$ W15\$ PTR=N15 UOP=[YR=1993] N6 FUS=[YR=1993] E1 N15 E3 N3 E2 N17 W17 FOP=[YR=1993] W12 S7 E12 N7\$ S7 W12 N7 W28 S19 UOP=[YR=1993] W1 S9 E6 N9 W5\$ E5 S10 E21 N8 E12 S14 E13\$ W13 S6 E13 \$ S15\$.	