LOT 72
IN OR 744/1375
GOLFSIDE AT SUMMER BEACH #2

KAPLAN HARVEY A
95417 SPINNAKER DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**00-SB-30-065B-0072-0000**

## BUILDING CHARACTERISTICS

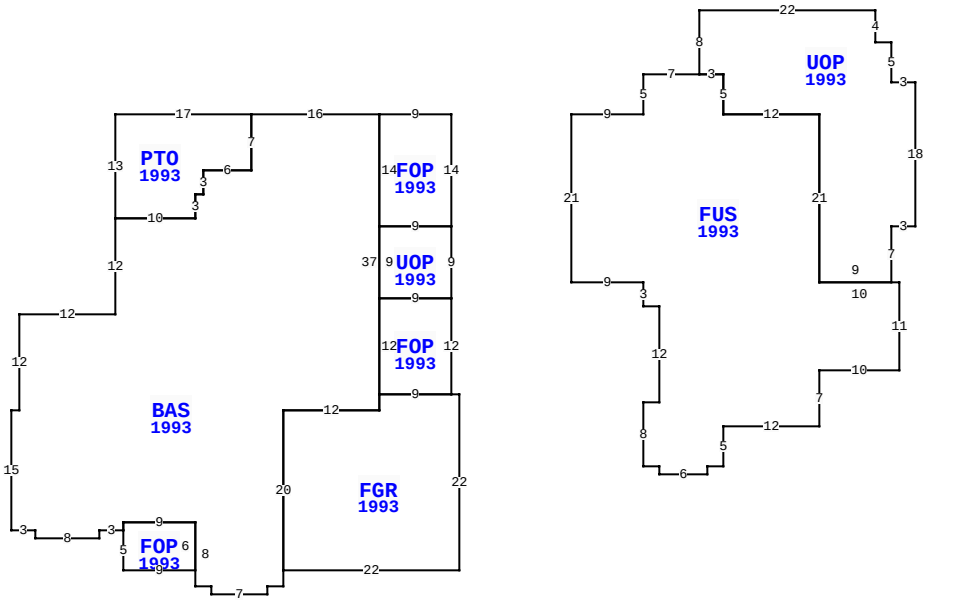
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 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 | 1,776 | 100 | 1,776 | 230,455 |
| FGR | 460 | 55 | 253 | 32,830 |
| FOP | 54 | 30 | 16 | 2,077 |
| FOP | 108 | 30 | 32 | 4,152 |
| FOP | 126 | 30 | 38 | 4,931 |
| FUS | 1,239 | 100 | 1,239 | 160,774 |
| PTO | 182 | 5 | 9 | 1,168 |
| UOP | 81 | 20 | 16 | 2,077 |
| UOP | 532 | 20 | 106 | 13,755 |
| TOTALS | 4,558 | | 3,485 | 452,217 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,485 | 107.1294 | 152.66 | 532,020 | 1992 | 1992 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SFR CUST – 0% - 0 Heated Area: 3015 HX Base Yr




95417 SPINNAKER DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 452,217 |
| TOTAL MARKET OB/XF VALUE | 20,168 |
| TOTAL LAND VALUE - MARKET | 425,000 |
| TOTAL MARKET VALUE | 897,385 |
| SOH/AGL Deduction | 40,076 |
| ASSESSED VALUE | 857,309 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 857,309 |
| TOTAL JUST VALUE | 897,385 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 801,892 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9602673 | SWIM POOL | 35,500 | 03/01/1996 |
| 7853 | NEW CONSTR | 114,968 | 02/18/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0744/1375 | 11/21/1995 | WD | Q | I | | 275,000 |
| GRANTOR: LOWE LOUIS DANIEL JR | | | | | | |
| GRANTEE: KAPLAN HARVEY A | | | | | | |
| 0612/0078 | 11/09/1990 | WD | U | V | 06 | 45,000 |
| GRANTOR: LOWE L D JR & KATHY | | | | | | |
| GRANTEE: LOWE VIRGINIA B | | | | | | |

## BUILDING NOTES

## EXTRA FEATURES

| LN | 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 | 1992 | 1992 | 3 | 74 | 1,480 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,622.00 | SF | 4.00 | 4.00 | 100 | 1992 | 1992 | 3 | 66 | 6,922 | |
| 3 | 0861 | POOL GUNIT | 0 | 0 | 0 | 0 | 430.00 | SF | 85.00 | 85.00 | 100 | 1996 | 1996 | 3 | 20 | 7,310 | |
| 4 | 0845 | KOOL DECK | 0 | 0 | 0 | 0 | 736.00 | SF | 7.25 | 7.25 | 100 | 1996 | 1996 | 3 | 73 | 3,895 | |
| 5 | 0830 | FLAGSTONE | 0 | 0 | 0 | 0 | 64.00 | SF | 12.00 | 12.00 | 100 | 1996 | 1996 | 3 | 73 | 561 | |

## BUILDING DIMENSIONS

FOP=[YR=1993] W9 BAS=[YR=1993] W16 PTO=[YR=1993] W17 S13E10N3E1N3E6N7 $ S7 W6 S3W1 S3W10 S12 W12 S12 W1 S15 E3 S1 E8 N1 E3FOP=[YR=1993] S5E9N6W9S1$N1E9S8 E2S1E7N1E2N2 FGR=[YR=1993] E22 N22 W1FOP=[YR=1993] N12 UOP=[YR=1993] N9W9S9E9$W9 S12E9 $W9 S2W12 S20 $ N20 E12 N37 $ S14 E9 N14 $ PTR= E15 FUS=[YR=1993] E9N5 E7 UOP=[YR=1993] N8E22S4 E2S5E3S18W3 S7W9N21W12N5 W3 $ E3S5E12S21 E10S11W10 S7W12S5 W2S1W6N1W2N8 E2N12 W2N3 W9N21 $ W15 $ .

## LAND DESCRIPTION

TOTAL OB/XF 20,168

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000140 | 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 | | | | | | | |

REVIEW DATE 04/24/2017 BY DJX Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS