LOT 74
IN OR 1338/530
GOLFSIDE AT SUMMER BEACH #2

FISHER RICHARD T & MARY L
95419 SPINNAKER DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065B-0074-0000

BUILDING CHARACTERISTICS

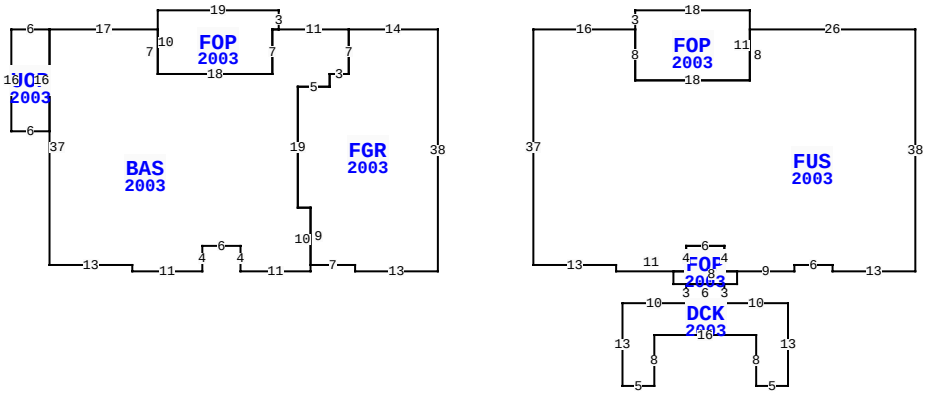
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	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	1,405	100	1,405	188,020
DCK	228	10	23	3,078
FGR	743	55	409	54,733
FOP	44	30	13	1,739
FOP	183	30	55	7,360
FOP	198	30	59	7,895
FUS	2,093	100	2,093	280,090
UOP	96	20	19	2,543
TOTALS	4,990		4,076	545,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,076	103.7652	147.87	602,718	2003	2003	0	0	0	9.50	90.50

1 SFR CUST - 0% - 0 Heated Area: 3498 HX Base Yr



95419 SPINNAKER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	545,460
TOTAL MARKET OB/XF VALUE	23,458
TOTAL LAND VALUE - MARKET	361,250
TOTAL MARKET VALUE	930,168
SOH/AGL Deduction	85,266
ASSESSED VALUE	844,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	844,902
TOTAL JUST VALUE	930,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	798,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210414	XFOB	6,549	11/01/2002
B0209590	NEW CONSTR	304,915	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/0530	8/02/2005	WD	Q	I		1,100,000
GRANTOR: BARRY RICHARD G						
GRANTEE: FISHER RICHARD T &						
1023/0049	12/05/2001	WD	Q	V		159,900
GRANTOR: ALLIED HOME EQUITIES						
GRANTEE: BARRY RICHARD G						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W14 BAS=[YR=2003] W11 FOP=[YR=2003] N3 W19 S10 E18 N7 E1 $ W1 S7 W18 N7 W17 UOP=[YR=2003] W6 S16 E6 N16 $ S37 E13 S1 E11 N4 E6 S4 E11 N10 W2 N19 E5 N2 E3 N7 $ S7 W3 S2 W5 S19 E2 S9 E7 S1 E13 N38 $ PTR= E15 FUS=[YR=2003] E16 FOP=[YR=2003] N3 E18 S11 W18 N8 $ S8 E18 N8 E26 S38 W13 N1 W6 S1 W9 FOP=[YR=2003] W2 N4 W6 S4 W2 S2 E2 DCK=[YR=2003] S3 W10 S13 E5 N8 E16 S8 E5 N13 W10 N3 W6 $ E8 N2 $ W2 N4 W6 S4 W11 N1 W13 N37 $ W15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	0	0	0	1,616.00	SF	4.00	4.00	100	2003	2003	3	84	5,430	
3	0810	CONCRETE A	0	0	0	0	112.00	SF	6.50	6.50	100	2003	2003	3	84	612	
4	1076	TRELLIS A	0	0	4	3	12.00	SF	7.50	7.50	100	2003	2003	3	36	32	
5	0861	POOL GUNIT	0	0	0	0	240.00	SF	85.00	85.00	100	2003	2003	3	36	7,344	
6	0845	KOOL DECK	0	0	0	0	508.00	SF	7.25	7.25	100	2003	2003	3	84	3,094	
7	0910	SCRN RM L	0	0	0	0	748.00	SF	15.00	15.00	100	2003	2003	3	22	2,468	
8	1126	CB/STC 8"	0	0	0	0	208.00	SF	8.00	8.00	100	2003	2003	3	84	1,398	

LAND DESCRIPTION

TOTAL OB/XF 23,458

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.85	425,000.00	361,250.00	361,250							

REVIEW DATE 04/24/2017 BY DJX Total Acres: 0.00 Total Land Value: 361,250 Market: 0 Agricultural: 0 Common: 361,250 PRINTED 08/02/2023 BY SYS