

LOT 1
GOLF SIDE AT SUMMER BEACH #3
PB 5/147-148

KELLEY WILLIAM J S III
1830 SURF SIDE DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065C-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

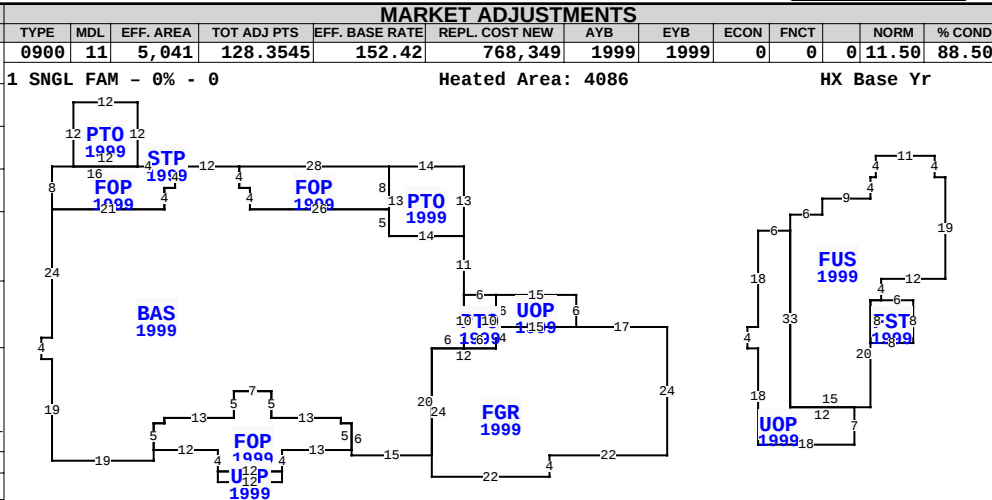
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,201	100	3,201	431,788
FGR	1,096	55	603	81,339
FOP	176	30	53	7,149
FOP	216	30	65	8,768
FOP	301	30	90	12,140
FST	64	55	35	4,721
FUS	885	100	885	119,379
PTO	60	5	3	404
PTO	144	5	7	944
PTO	182	5	9	1,214
TOTALS	6,780		5,041	679,989

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	2,670.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0	39.00	SF	6.50
4	0810	CONCRETE A	0	0	0	0	297.00	SF	6.50
5	1126	CB/STC 8"	0	0	0	0	44.00	SF	8.00
6	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00



95136 SPINNAKER DR, FERNANDINA BEACH									
** This building has 14 Sub-Areas									

TOTAL OB/XF									
18,781									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					679,989				
TOTAL MARKET OB/XF VALUE					18,781				
TOTAL LAND VALUE - MARKET					425,000				
TOTAL MARKET VALUE					1,123,770				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,123,770				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,123,770				
TOTAL JUST VALUE					1,123,770				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					1,108,782				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805526	NEW CONSTR	198,000	11/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2404/1948	10/30/2020	WD Q	Q	I	01	1,040,000
GRANTOR: SEDLAK RAYMOND & ELOI						
GRANTEE: KELLEY WILLIAM J S						
2052/1725	6/13/2016	LE U	I	I	11	100
GRANTOR: SEDLAK RAYMOND J & EL						
GRANTEE: SEDLAK JASON						

BUILDING NOTES									
FGR=[YR=1999] W17 UOP=[YR=1999] N6 W15 PTO=[YR=1999] W6									
BAS=[YR=1999] N11 PTO=[YR=1999] N13 W14 FOP=[YR=1999] W28									
S4 E2 S4 E26 N8 \$ S13 E14 \$ W14 N5 W26 N4 W2 N4 W12									
STP=[YR=1999] N3 W3 S3 FOP=[YR=1999] W4 PTO=[YR=1999] N12									
W12 S12 E12 \$ W16 S8 E21 N4 E2 N4 W3 \$ E3\$S4 W2 S4 W21 S24 W2									
S4 E2 S19 E19 N2 FOP=[YR=1999] E12 S4 UOP=[YR=1999] S2 E12									
N2 W12 \$ E12 N4 E13 N5 W2 N1 W13 N5 W7 S5 W13 S1 W2 S5 \$ N5									
E2 N1 E13 N5 E7 S5 E13 S1 E2 S6 E15 N20 E6 N10 \$ S10 E6 N10 \$									
S6 E15 \$ W15 S4 W12 S24 E22 N4 E22 N24 \$ PTR= E15									
UOP=[YR=1999] E2 N18 E6 FUS=[YR=1999] N3 E6 N3 E9 N4 E1 N4									
E11 S4 E2 S19 W12 S4 FST=[YR=1999] W2 S8 E8 N8 W6 \$ W2 S20									
W15 N33 \$ S33 E12 S7 W18 N18 W2 N4 \$ W15 \$.									