

LOT 2
GOLFSIDE AT SUMMER BEACH #3
PB 5/147-148

BREWSTER DEIRDRE A
95021 SPINNAKER CT
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065C-0002-0000



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	PAGE 1 of 1																										
Exterior Wall	17	CB STUCCO 60	0500	11	2,758	162.8381	232.04	639,966	2000	2010	0	0	0	6.00	94.00	VALUATION BY STANDARD																									
Exterior Wall	16	WD FR STUC 40	1 SFR CUST - 100% - 2023													Heated Area: 2329													HX Base Yr 2023												
Roof Structure	03	GABLE/HIP 100																																							
Roof Cover	11	SLATE 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	14	CARPET 70																																							
Interior Floor	11	CLAY TILE 30																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2.5 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	2.	2. 100																																							
Units		0 100																																							
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	1,416	100	1,416	308,855																																					
FGR	529	55	291	63,473																																					
FOP	362	30	109	23,774																																					
FUS	913	100	913	199,142																																					
PTO	45	5	2	436																																					
UOP	134	20	27	5,889																																					
TOTALS			3,399		2,758	601,568																																			
EXTRA FEATURES			95021 SPINNAKER CT, FERNANDINA BEACH																																						
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	0825	BRICK	0 100	0	0	546.00	SF	12.50	12.50	100	2000	2000	3	94	6,416																										
2	0825	BRICK	0 100	7	5	35.00	SF	12.50	12.50	100	2000	2000	3	94	411																										
3	0825	BRICK	0 100	0	0	510.00	SF	12.50	12.50	100	2000	2000	3	94	5,993																										
4	0812	CONCRETE C	0 100	0	0	1,266.00	SF	4.00	4.00	100	2000	2000	3	80	4,051																										
5	0861	POOL GUNIT	0 100	0	0	72.00	SF	85.00	85.00	100	2000	2000	3	27	1,652																										
6	1076	TRELLIS A	0 100	12	11	132.00	SF	7.50	7.50	100	2000	2000	3	27	267																										
7	1126	CB/STC 8"	0 100	0	0	724.00	SF	8.00	8.00	100	2000	2000	3	80	4,634																										
8	0462	ST/AL FNC	0 100	0	0	113.00	SF	10.00	10.00	100	2000	2000	3	29	328																										
TOTAL OB/XF 23,752																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		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																																									