LOT 3
IN OR 2032/979
GOLFSIDE AT SUMMER BEACH #3

MCELROY DONNA J
95033 SPINNAKER CT
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065C-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

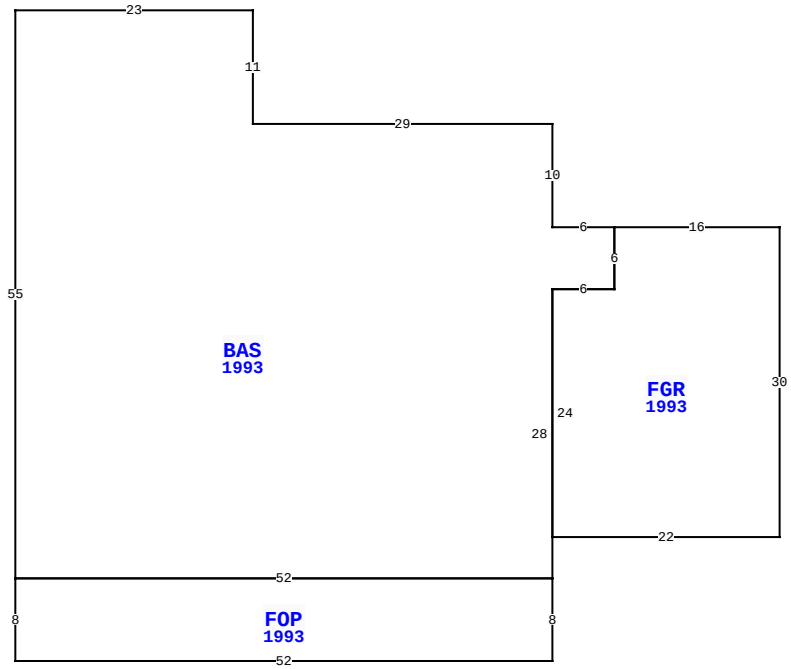
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,577	100	2,577	280,933
FGR	624	55	343	37,392
FOP	416	30	125	13,627
TOTALS	3,617		3,045	331,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,045	118.3304	140.52	427,883	1989	1989	0	0	0	22.42	77.58

1 SNGL FAM – 100% - 1991 Heated Area: 2577 HX Base Yr 1991



95033 SPINNAKER CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		331,952
TOTAL MARKET OB/XF VALUE		7,287
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		764,239
SOH/AGL Deduction		383,664
ASSESSED VALUE		380,575
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		325,575
TOTAL JUST VALUE		764,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		682,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4663	NEW CONSTR	75,200	02/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2032/0979	2/29/2016	QC	U	I	11	138,800
GRANTOR: MCELROY DONNA J						
GRANTEE: MCELROY DONNA J & B						
0599/0343	6/07/1990	WD	Q	I		225,000
GRANTOR: FLA LIFESTYLE HOMES						
GRANTEE: MCELROY HARRY & D J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W16 BAS=[YR=1993] W6 N10 W29 N11 W23 S55
FOP=[YR=1993] S8 E52 N8 W52 $ E52 N28 E6 N6 $ S6 W6 S24 E22
N30 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,112.00	SF	4.00	4.00	100	1989	1989	3	59.5	2,647	
3	1242	WD DECK A	0	100	0	0	775.00	SF	10.00	10.00	100	1989	1989	3	20	1,550	
4	0825	BRICK	0	100	0	0	66.00	SF	12.50	12.50	100	1989	1989	3	86	710	

LAND DESCRIPTION

TOTAL OB/XF 7,287

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	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