

LOT 4
IN OR 1687/1320
GOLF SIDE AT SUMMER BEACH #3

THOMPSON MICHAEL R
95031 SPINNAKER CT
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065C-0004-0000



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	16	WD FR STUC 100	0900	11	5,815	137.9951	163.87	952,904	2011	2011	0	0	0	5.50	94.50	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2012													Heated Area: 4373													
Roof Cover	07	CONC TILE 100														HX Base Yr 2012													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		4.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
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	3,574	100	3,574	553,459																									
FDG	360	60	216	33,449																									
FGR	908	55	499	77,274																									
FOP	32	30	10	1,549																									
FOP	196	30	59	9,136																									
FOP	1,005	30	302	46,767																									
FSP	72	40	29	4,491																									
FST	72	55	40	6,194																									
FUS	761	100	761	117,846																									
SFB	48	80	38	5,885																									
TOTALS				8,466	5,815	900,494																							
EXTRA FEATURES				95031 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	0855	CONC PAVR	0 100	0	0	3,139.00	SF	10.00	10.00	100	2011	2011	3	93	29,193														
2	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	2011	2011	3	95	6,650														
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	17,500.00	17,500.00	100	2011	2011	3	55	9,625														
4	0861	POOL GUNIT	0 100	0	0	742.00	SF	85.00	85.00	100	2011	2011	3	68	42,888														
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	55	550														
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	55	1,100														
7	0911	SCRN RM A	0 100	0	0	2,000.00	SF	17.50	17.50	100	2011	2011	3	55	19,250														
TOTAL OB/XF 109,256																													
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	1.10	425,000.00	467,500.00	467,500												
REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 467,500 Market: 0 Agricultural: 0 Common: 467,500 PRINTED 08/02/2023 BY SYS																													