

LOT 14 & PT 12-2N-28
IN OR 2589/1100
GOLFIDE AT SUMMER BEACH #1

GREY BRIANE M
637 SWARTHMORE BLVD
PACIFIC PALISADES, CA 90272

2024

00-SB-30-065A-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 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	1,657	100	1,657	178,055
FGR	624	55	343	36,857
FOP	32	30	10	1,075
FUS	420	100	420	45,132
TOTALS	2,733		2,430	261,119

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0850	PEBBLE WLK	0	0	0	0	669.00	SF	3.50	3.50	
2	0812	CONCRETE C	0	0	0	0	1,612.00	SF	4.00	4.00	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,430	100.5480	125.68	305,402	1988	1994	0	0	0 14.50	85.50
1 SNGL FAM - 0% - 2023											
Heated Area: 2077											
HX Base Yr											
1664 REGATTA DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/26/2024 MLU											

TOTAL OB/XF											
6,070											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		261,119	
TOTAL MARKET OB/XF VALUE		6,070	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		767,189	
SOH/AGL Deduction		18,252	
ASSESSED VALUE		748,937	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		748,937	
TOTAL JUST VALUE		767,189	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		680,852	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4310	N/A	149,230	08/20/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2589/1100	8/31/2022	WD	Q	I	02
GRANTOR: YONEKURA STEPHANIE					
GRANTEE: GREY BRIANE M					
2579/0743	7/15/2022	WD	Q	I	01
GRANTOR: BROUGHTON JAMES A & N					
GRANTEE: YONEKURA STEPHANIE					

BUILDING NOTES											
BAS=[YR=1993;ORIG=0,0] W34 S9 W29 S12 E20 S13 E9 S2 E13 N4 E8 S4 E13 N36 \$											
FGR=[YR=1993;ORIG=-63,21] W6 S24 E26 N24 W20 \$											
FUS=[YR=1993;ORIG=10,0] E20 S21 W20 N21 \$											
FOP=[YR=1993;ORIG=-21,36] E8 N4 W8 S4 \$											
PTR=[ORIG=0,0] E10 W10 \$											