

LOT 58 & PT SECT 12-2N-28
IN OR 1600/1977
GOLFSIDE AT SUMMER BEACH #1

BELLINGHAM BARBARA L & CHARLES E
9035 HARBOR ISLAND WAY
HOBE SOUND, FL 33455

2024

00-SB-30-065A-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3019.00
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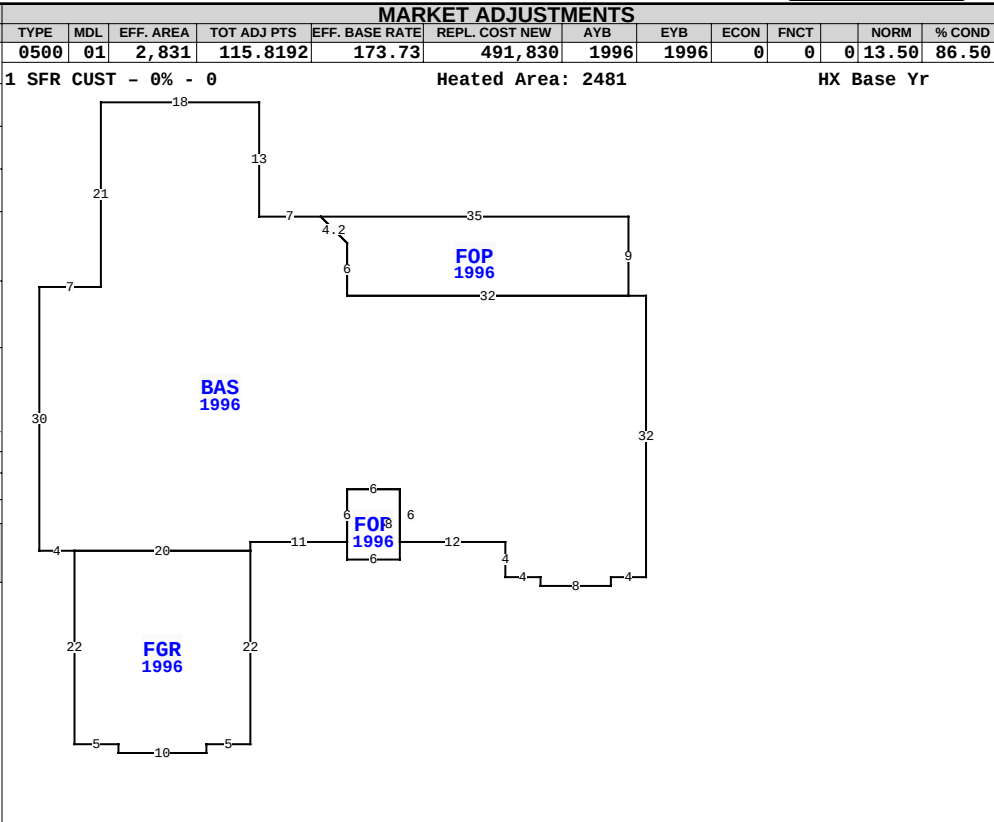
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,481	100	2,481	372,836
FGR	450	55	248	37,269
FOP	48	30	14	2,104
FOP	293	30	88	13,224

TOTALS	3,272		2,831	425,433
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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	0861	POOL GUNIT	0	0	0	0	283.00	SF	85.00
3	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50
4	0845	KOOL DECK	0	0	0	0	372.00	SF	7.25
5	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00
6	0910	SCRN RM L	0	0	0	0	627.00	SF	15.00
7	0855	CONC PAVER	0	0	0	0	2,566.00	SF	7.00
8	1125	CB/STC 6"	0	0	6	73	438.00	SF	7.35

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

REVIEW DATE	07/25/2019	BY	DJA
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4720 RIGGING DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/26/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0861	POOL GUNIT	0	0	0	0	283.00	SF	85.00	85.00	100	1996	1996	3	20	4,811	
3	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	1996	1996	3	72	131	
4	0845	KOOL DECK	0	0	0	0	372.00	SF	7.25	7.25	100	1996	1996	3	72	1,942	
5	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
6	0910	SCRN RM L	0	0	0	0	627.00	SF	15.00	15.00	100	1996	1996	3	20	1,881	
7	0855	CONC PAVER	0	0	0	0	2,566.00	SF	7.00	7.00	100	2007	2007	3	88	15,807	
8	1125	CB/STC 6"	0	0	6	73	438.00	SF	7.35	7.35	100	1997	1997	3	73	2,350	

TOTAL OB/XF													29,887	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	5			

Total Acres: 0.00	Total Land Value: 500,000	Market: 0	Agricultural: 0	Common: 500,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				425,433	
TOTAL MARKET OB/XF VALUE				29,887	
TOTAL LAND VALUE - MARKET				500,000	
TOTAL MARKET VALUE				955,320	
SOH/AGL Deduction				114,383	
ASSESSED VALUE				840,937	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				840,937	
TOTAL JUST VALUE				955,320	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				861,682	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602519	XFOB	6,622	01/01/1996
B9502473	SWIM POOL	18,100	12/01/1995
B9502210	NEW CONSTR	96,705	09/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1600/1977	12/08/2008	WD	Q	I	01	650,000
GRANTOR: COOPER ANITA						
GRANTEE: BELLINGHAM BARBARA						
0731/0918	6/13/1995	WD	Q	V		61,800
GRANTOR: CHMELY ROBERT M & NAN						
GRANTEE: COOPER ANITA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W2 FOP=[YR=1996] N9 W35 D3 R3 S6 E32 \$ W32 N6 L3 U3 W7 N13 W18 S21 W7 S30 E4 FGR=[YR=1996] S22 E5 S1 E10 N1 E5 N22 W20 \$ E20 N1 E11 FOP=[YR=1996] S2 E6 N8 W6 S6 \$ N6 E6 S6 E12 S4 E4 S1 E8 N1 E4 N32 \$.									