LOT 2
GOLFSIDE AT SUMMER BEACH #2
PB 5/119-123

PRICE LESLIE BROOKE SCHLENKER
608 AVONDALE DRIVE
COLUMBIA, SC 29203

2024

00-SB-30-065B-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

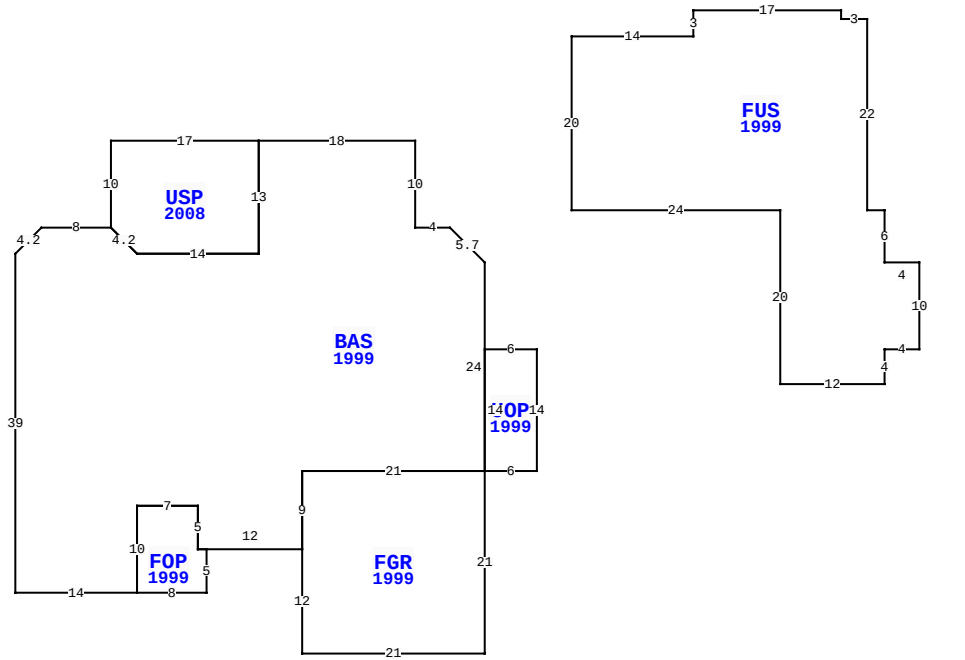
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,965	100	1,965	277,316
FGR	441	55	243	34,294
FOP	75	30	22	3,105
FUS	1,017	100	1,017	143,527
UOP	84	20	17	2,399
USP	217	30	65	9,173
TOTALS	3,799		3,329	469,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,329	103.8450	155.77	518,558	1999	2004	0	0	0	9.40	90.60

1 SFR CUST – 100% - 2009 Heated Area: 2982 HX Base Yr 2009



BLD DATE	03/31/2009	RKDJ	LGL DATE
XF DATE	03/31/2009	RK	LAND DATE
INC DATE			AG DATE

95037 CAPTAINS WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		469,814
TOTAL MARKET OB/XF VALUE		27,421
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		812,235
SOH/AGL Deduction		363,458
ASSESSED VALUE		448,777
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		393,777
TOTAL JUST VALUE		812,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		792,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805541	NEW CONSTR	142,618	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/421	7/18/2024	FJ	U	I	11	0
GRANTOR: SCHLENKER E DALE EST						
GRANTEE: PRICE LESLIE BROOKE						
1557/0719	3/25/2008	WD	Q	I		680,000
GRANTOR: HERBEK RICHARD J & AN						
GRANTEE: SCHLENKER E DALE &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1999] W4 N6 W2 N22 W3 N1 W17 S3 W14 S20 E24 S20 E12 N4 E4 N10$ PTR= W50 BAS=[YR=1999] U4 L4 W4 N10 W18 USP=[YR=2008] W17 S10 D3 R3 E14 N13 $ S13 W14 U3 L3 W8 D3 L3 S39 E14 FOP=[YR=1999] E8 N5 W1 N5 W7 S10 $ N10 E7 S5 E12 FGR=[YR=1999] S12 E21 N21 UOP=[YR=1999] E6 N14 W6 S14 $ W21 S9 $ N9 E21 N24 $ E50 $.

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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	1,186.00	SF	6.50	6.50	100	1999	1999	3	77	5,936	
3	0810	CONCRETE A	0	100	0	0	199.00	SF	6.50	6.50	100	1999	1999	3	77	996	
4	0855	CONC PAVER	0	100	0	0	599.00	SF	10.00	10.00	100	2001	2001	3	80	4,792	
5	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2001	2001	3	27	9,547	
6	0910	SCRN RM L	0	100	0	0	1,015.00	SF	15.00	15.00	100	2001	2001	3	20	3,045	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 27,421

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	350,000.00	315,000.00	315,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS