PT OF LOTS 4 & 5
IN OR 1239/253
GOLFSIDE AT SUMMER BEACH #2

ENGLISH JOHN T & KAREN E
95073 CAPTINS WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065B-0004-0000

BUILDING CHARACTERISTICS

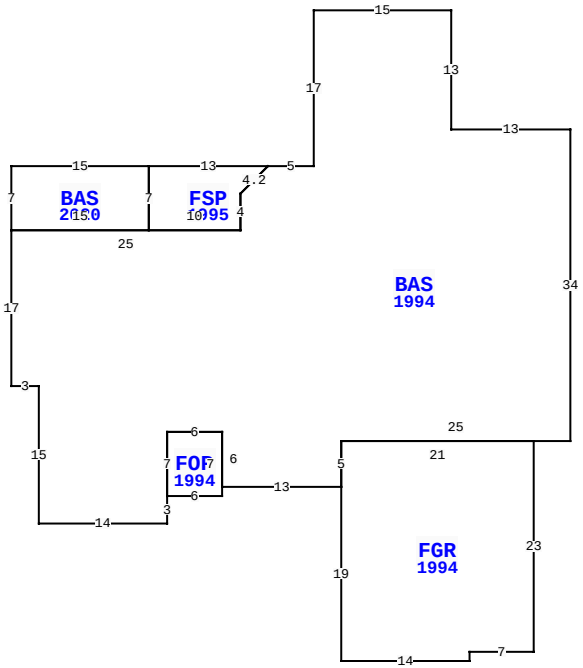
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,125	100	2,125	303,563
BAS	105	100	105	14,999
FGR	497	55	273	38,999
FOP	42	30	13	1,857
FSP	75	40	30	4,285
TOTALS	2,844		2,546	363,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,546	111.3840	167.08	425,386	1994	1994	0	0	0	14.50	85.50

1 SFR CUST – 100% - 2006 Heated Area: 2230 HX Base Yr 2006



95073 CAPTAINS WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		363,705
TOTAL MARKET OB/XF VALUE		8,936
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		687,641
SOH/AGL Deduction		310,828
ASSESSED VALUE		376,813
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		326,813
TOTAL JUST VALUE		687,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001626	ADDITION	16,228	02/21/2020
B2001627	ADDITION	12,858	02/21/2020
B00641	NEW CONSTR	95,636	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/0253	6/18/2004	WD	Q	I		430,000
GRANTOR: EATON HENRY & PHYLLIS						
GRANTEE: ENGLISH JOHN T & KA						
0719/0612	12/01/1994	WD	Q	I		214,400
GRANTOR: ALMAND/DAVIS BUILDERS						
GRANTEE: EATON HENRY & PHYLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W13 N13 W15 S17 W5 FSP=[YR=1995]
W13BAS=[YR=2020] W15 S7 E15 N7$ S7 E10 N4 R3 U3 $ D3 L3 S4
W25 S17 E3 S15 E14 N3 FOP=[YR=1994] E6 N7 W6 S7$ N7 E6 S6 E13
FGR=[YR=1994] S19 E14 N1 E7 N23 W21 S5$ N5 E25 N34$.

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	1994	1994	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,202.00	SF	4.00	4.00	100	1994	1994	3	68	3,269	
3	0810	CONCRETE A	0	100	0	0	179.00	SF	6.50	6.50	100	1994	1994	3	68	791	
4	0825	BRICK	0	100	0	0	57.00	SF	12.50	12.50	100	1994	1994	3	90	641	
5	0855	CONC PAVER	0	100	0	0	300.00	SF	7.00	7.00	100	1998	1998	3	75	1,575	

LAND DESCRIPTION

TOTAL OB/XF 8,936

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 06/02/2021 BY RKX Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS