

LOT 54 & PT SECT 11-2N-28
IN OR 2582/1503
GOLFSIDE AT SUMMER BEACH #2

WALTON KENNETH & CHERYL
95118 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065B-0054-0000



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	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		4 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality	06	Quality Level 06		
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	2,991	100	2,991	615,450
FGR	606	55	333	68,521
FOP	84	30	25	5,145
FOP	312	30	94	19,342
FUS	298	100	298	61,319
UOP	96	20	19	3,910
UOP	845	20	169	34,775
TOTALS	5,232		3,929	808,459

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,929	149.1075	223.66	878,760	1997	2007	0	0	8.00	92.00
1 SFR CUST - 100% - 2023 Heated Area: 3289 HX Base Yr 2023											
95118 CAPTAINS WAY, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
03/26/2024						MLU					

EXTRA FEATURES							95118 CAPTAINS WAY, FERNANDINA BEACH					INC DATE				AG DATE			
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES		
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800			
2	0855	CONC PAVER	0	100	0	0	1,472.00	SF	10.00	10.00	100	2004	2004	3	84	12,365			
3	0855	CONC PAVER	0	100	0	0	359.00	SF	10.00	10.00	100	2003	2003	3	83	2,980			
5	0861	POOL GUNIT	0	100	0	0	590.00	SF	85.00	85.00	100	2024	2023		100	50,150			
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000			
7	0912	SCRN RM G	0	100	0	0	1,410.00	SF	20.00	20.00	100	2024	2023		100	28,200			
8	0855	CONC PAVER	0	100	0	0	1,011.00	SF	10.00	10.00	100	2024	2023		100	10,110			

LAND DESCRIPTION										TOTAL OB/XF										108,605									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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	1.00	500,000.00	500,000.00	500,000												