

LOT 55 & PT LOT 56 &
PT SECT 11-2N-28 OR 668/1595
GOLFSIDE AT SUMMER BEACH #2

KRAUS BRUCE J & DONNA C
95094 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065B-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,810	100	2,810	366,237
FGR	850	55	468	60,996
FOP	98	30	29	3,779
FOP	263	30	79	10,296
FUS	336	100	336	43,792

TOTALS 4,357 3,722 485,100

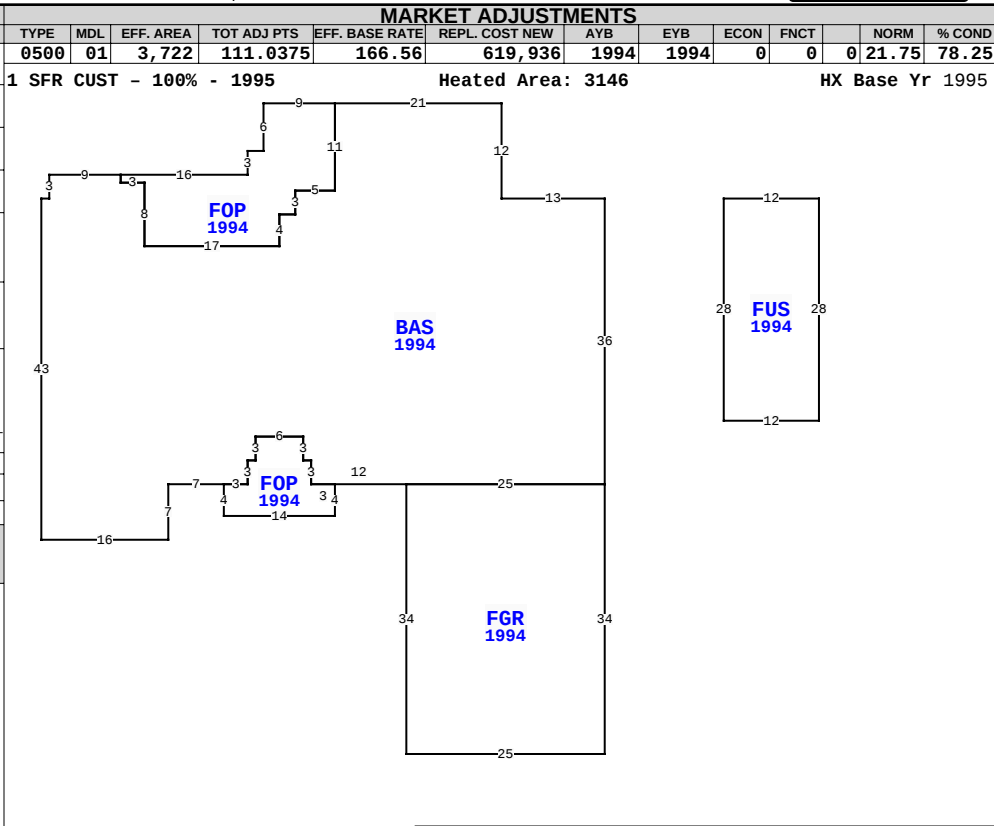
EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520	
2	0855	CONC PAVER	0	100	0	0	2,184.00	SF	7.00	7.00	100	2006	2006	3	87	13,301	
3	0861	POOL GUNIT	0	100	0	0	445.00	SF	85.00	85.00	100	2003	2003	3	32	12,104	
4	0825	BRICK	0	100	0	0	1,151.00	SF	12.50	12.50	100	2003	2003	3	95	13,668	
5	0462	ST/AL FNC	0	100	0	0	776.00	SF	10.00	10.00	100	2003	2003	3	32	2,483	
6	0855	CONC PAVER	0	100	30	3	90.00	SF	7.00	7.00	100	2006	2006	3	87	548	
7	0855	CONC PAVER	0	100	44	3	132.00	SF	3.50	3.50	100	2006	2006	3	87	402	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

REVIEW DATE 05/12/2019 BY KBA



95094 CAPTAINS WAY, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520	
2	0855	CONC PAVER	0	100	0	0	2,184.00	SF	7.00	7.00	100	2006	2006	3	87	13,301	
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5	0462	ST/AL FNC	0	100	0	0	776.00	SF	10.00	10.00	100	2003	2003	3	32	2,483	
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7	0855	CONC PAVER	0	100	44	3	132.00	SF	3.50	3.50	100	2006	2006	3	87	402	

TOTAL OB/XF 44,026

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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							

Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		485,100
TOTAL MARKET OB/XF VALUE		44,026
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,029,126
SOH/AGL Deduction		526,609
ASSESSED VALUE		502,517
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		452,517
TOTAL JUST VALUE		1,029,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		936,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213105	ROOF	20,000	09/03/2012
B0311132	SWIM POOL	18,700	05/13/2003
B930455	NEW CONSTR	141,021	07/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0668/1595	10/23/1992	WD	Q	V	
					SALE PRICE 66,000

GRANTOR: FITTING WM & CAROLYN

GRANTEE: KRAUS BRUCE & DONNA

0520/1053 6/23/1987 WD Q V 56,300

GRANTOR: SUMMER BCH AMENITIES

GRANTEE: FITTING WM & CAROLY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W13 N12 W21 FOP=[YR=1994] W9 S6 W2 S3 W16 S1 E3 S8 E17 N4 E2 N3 E5 N11 \$ S11 W5 S3 W2S4 W17 N8 W3 N1 W9 S3 W1 S43 E16 N7 E7 FOP=[YR=1994] S4 E14 N4 W3N3 W1 N3 W6 S3 W1 S3 W3 \$ E3 N3 E1 N3 E6 S3 E1 S3 E12 FGR=[YR=1994] S34 E25N34W25\$E25 N36 \$ PTR= E15 FUS=[YR=1994] E12 S28 W12N28 \$ W15 \$.

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