PT LOTS 56 & 57 & PT 11-2N-28
IN OR 2515/341
GOLFSIDE AT SUMMER BEACH #2

OTTERMAN LLOYD O & KATHLEEN
95076 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065B-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

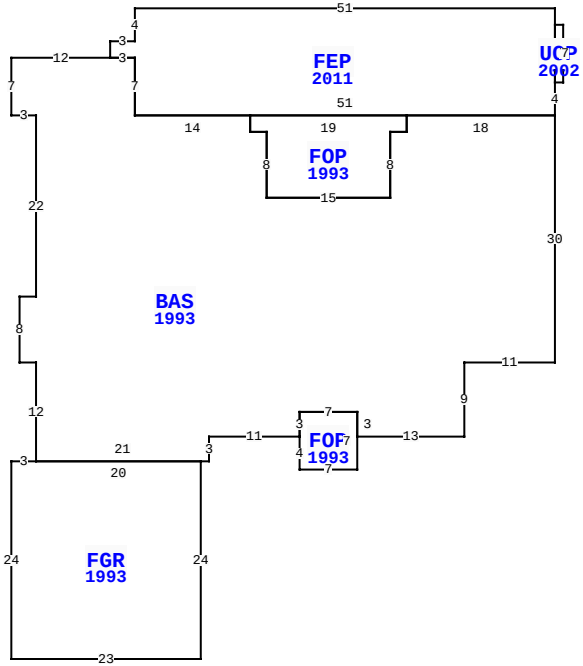
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,363	100	2,363	327,804
FEP	669	80	535	74,217
FGR	552	55	304	42,172
FOP	49	30	15	2,081
FOP	158	30	47	6,520
UOP	7	20	1	139
TOTALS	3,798		3,265	452,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,265	109.4478	164.17	536,015	1992	1992	0	0	0	15.50	84.50

1 SFR CUST – 100% - 2022 Heated Area: 2363 HX Base Yr 2022



95076 CAPTAINS WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		452,933
TOTAL MARKET OB/XF VALUE		21,253
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		974,186
SOH/AGL Deduction		275,647
ASSESSED VALUE		698,539
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		648,539
TOTAL JUST VALUE		974,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		879,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213224	ROOF	12,980	11/01/2012
B0007656	XFOB	23,618	10/01/2000
7817	NEW CONSTR	104,230	03/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2515/0341	1/15/2021	WD	Q	I	01	1,010,000
GRANTOR: CREEL LUCY K						
GRANTEE: OTTERMAN LLOYD O &						
0931/0063	5/04/2000	WD	Q	I		384,000
GRANTOR: MCCRACKEN ROBERT ALLE						
GRANTEE: CREEL THOMAS M & LU						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2011] W51 S4 W3 S2 BAS=[YR=1993] W12 S7 E3 S22 W2 S8 E2 S12 FGR=[YR=1993] W3 S24 E23 N24 W20 $ E21 N3 E11 FOP=[YR=1993] S4 E7 N7 W7 S3 $ N3 E7 S3 E13 N9 E11 N30 W18 FOP=[YR=1993] W19 S2 E2 S8 E15 N8 E2 N2 $ S2 W2 S8 W15 N8 W2 N2 W14 N7 W3 $ E3 S7 E51 N4 UOP=[YR=2002] E1 N7 W1 S7 $ N9 $.

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	0858	SCULP CONC	0	100	0	0	1,537.00	SF	13.00	13.00	100	1993	1993	3	89	17,783	
2	0858	SCULP CONC	0	100	0	0	281.00	SF	13.00	13.00	100	2002	2002	3	95	3,470	

LAND DESCRIPTION

TOTAL OB/XF 21,253

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	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 Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS