LOT 59 & PT LOT 58
IN OR 2025/1355
GOLFSIDE AT SUMMER BEACH #2

CRADDOCK MARY KING
8302 RISING RIDGE WAY
BETHESDA, MD 20817

2024

00-SB-30-065B-0059-0000

BUILDING CHARACTERISTICS

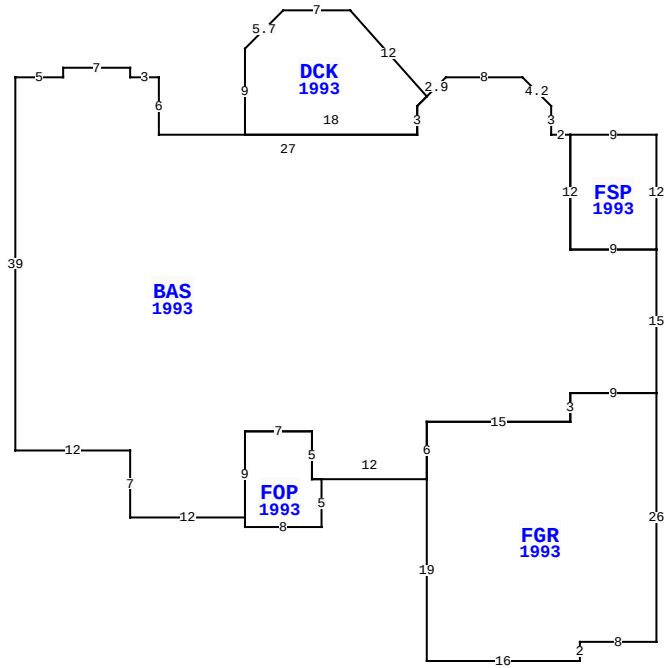
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,282	100	2,282	328,292
DCK	200	10	20	2,877
FGR	611	55	336	48,337
FOP	75	30	22	3,165
FSP	108	40	43	6,186
TOTALS	3,276		2,703	388,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,703	113.5008	170.25	460,186	1992	1992	0	0	0	15.50	84.50

1 SFR CUST – 0% - 0 Heated Area: 2282 HX Base Yr



95030 CAPTAINS WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	388,857
TOTAL MARKET OB/XF VALUE	5,238
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	894,095
SOH/AGL Deduction	110,005
ASSESSED VALUE	784,090
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	784,090
TOTAL JUST VALUE	894,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	802,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8080	NEW CONSTR	90,984	05/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2025/1355	1/28/2016	WD	U	I	37	360,000
GRANTOR: GILLUM RUTH C REVOCAB						
GRANTEE: CRADDOCK MARY KING						
1762/1669	10/28/2011	WD	U	I	11	100
GRANTOR: GILLUM RUTH C						
GRANTEE: GILLUM RUTH C TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W9 BAS=[YR=1993] W2 N3 U3 L3 W8 D2 L2 DCK=[YR=1993] U9 L8 W7 D4 L4 S9 E18 N3 U1 R1 $ D1 L1 S3 W27 N6 W3N1 W7 S1 W5 S39 E12 S7 E12 FOP=[YR=1993] S1 E8 N5 W1 N5 W7 S9 $N9 E7 S5 E12 FGR=[YR=1993] S19 E16 N2 E8 N26 W9 S3 W15 S6 $ N6 E15 N3 E9 N15 W9 N12 $ S12 E9 N12 $.

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	0812	CONCRETE C	0	0	0	0	2,046.00	SF	4.00	4.00	100	1992	1992	3	64	5,238	

LAND DESCRIPTION

TOTAL OB/XF 5,238

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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