

LOT 61 & PT OF LOT 62 &
PT OF SECT 11-2N-28
IN OR 2297/679

DUNCAN ORVAL WAYNE & DIANE H
95075 SPINNAKER DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065B-0061-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	16	WD FR STUC 100	0500	01	4,337	121.8448	182.77	792,673	2007	2012	0	0	0	5.50	94.50	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2021													Heated Area: 3785										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021										
Interior Wall	05	DRYWALL 100																								
Interior Floo	11	CLAY TILE 80																								
Interior Floo	14	CARPET 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		5 100																								
Bathrooms		4 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
Occupancy	00	NONE 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	3,139	100	3,139	542,161																						
FGR	740	55	407	70,296																						
FOP	86	30	26	4,491																						
FOP	293	30	88	15,199																						
FUS	646	100	646	111,575																						
UOP	48	20	10	1,727																						
UOP	104	20	21	3,627																						
TOTALS			5,056	4,337	749,076																					
EXTRA FEATURES			95075 SPINNAKER DR, FERNANDINA BEACH																							
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	2007	2007	3	91	1,820											
2	0855	CONC PAVER	0 100	0	0	1,989.00	SF	10.00	10.00	100	2007	2007	3	88	17,503											
3	0861	POOL GUNIT	0 100	0	0	365.00	SF	85.00	85.00	100	2007	2007	3	48	14,892											
4	0911	SCRN RM A	0 100	41	36	1,476.00	SF	17.50	17.50	100	2017	2017	3	78	20,147											
5	0845	KOOL DECK	0 100	0	0	622.00	SF	7.25	7.25	100	2007	2007	3	88	3,968											
6	0855	CONC PAVER	0 100	0	0	433.00	SF	10.00	10.00	100	2007	2007	3	88	3,810											
7	0810	CONCRETE A	0 100	7	4	28.00	SF	6.50	6.50	100	2007	2007	3	88	160											
TOTAL OB/XF 62,300																										
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	1.10	500,000.00	550,000.00	550,000									
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 08/06/2024 BY SYS																										