

LOT 71
IN OR 832/764
GOLF SIDE AT SUMMER BEACH #2

LUPONE FREDERICK T & ELLEN S
95399 SPINNAKER DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065B-0071-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	4.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100	630	97,147
DCK	96	10	10	1,542
FCP	827	25	207	31,919
FGR	728	55	400	61,680
FOP	16	30	5	771
FOP	36	30	11	1,696
FOP	48	30	14	2,159
FOP	383	30	115	17,733
FSP	561	40	224	34,541
FST	10	55	6	925

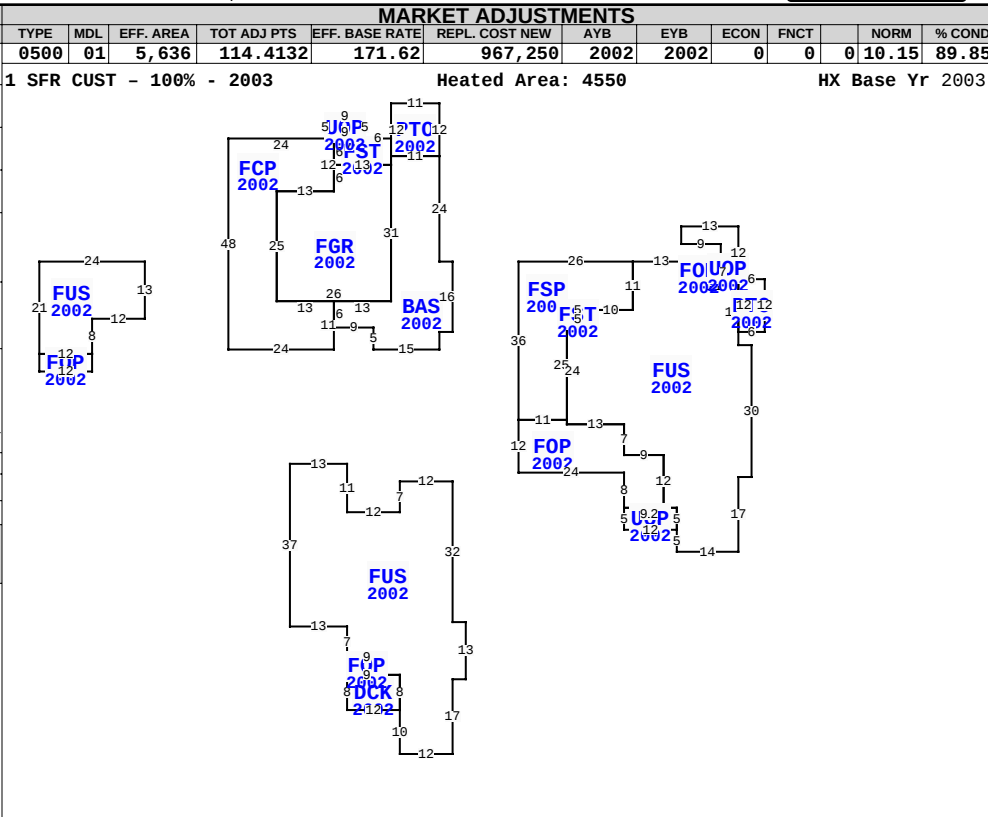
TOTALS	7,738		5,636	869,074
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0 100	0	0	2,115.00	SF	4.00	4.00	100	2002	2002	3	82	6,937	
3	0825	BRICK	0 100	0	0	50.00	SF	12.50	12.50	100	2002	2002	3	95	594	
4	0450	PREFAB FNC	0 100	0	0	147.00	LF	8.00	8.00	100	2002	2002	3	20	235	
5	0825	BRICK	0 100	0	0	180.00	SF	12.50	12.50	100	2002	2002	3	95	2,138	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000140	C	SFR GOLF A	100	

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 625,000 Market: 0 Agricultural: 0 Common: 625,000 PRINTED 08/06/2024 BY SYS



** This building has 19 Sub-Areas

95399 SPINNAKER DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY			STANDARD	
VALUATION BY			Tax Group: 8	
BUILDING MARKET VALUE			Tax Dist:	
TOTAL MARKET OB/XF VALUE			869,074	
TOTAL LAND VALUE - MARKET			12,914	
TOTAL MARKET VALUE			625,000	
SOH/AGL Deduction			1,506,988	
ASSESSED VALUE			736,467	
TOTAL EXEMPTION VALUE			770,521	
BASE TAXABLE VALUE			50,000	
TOTAL JUST VALUE			720,521	
NCON VALUE			1,506,988	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			1,268,266	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108480	NEW CONSTR	559,669	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q /	V /	RSN CD	SALE PRICE
0832/0764	5/04/1998	WD	Q	V		84,500
GRANTOR: OATIS RUTH T & PAMELA						
GRANTEE: LUPONE FREDERICK T						
0508/0359	1/14/1987	WD	Q	V		56,300
GRANTOR: SUMMER BCH AMENITIES						
GRANTEE: OATIS RUTH T & PAM						

BUILDING NOTES		
BAS=[YR=2002] W3 N24 PTO=[YR=2002] N12 W11 S12 E11 \$ W11		
FST=[YR=2002] N4 W6 UOP=[YR=2002] N5 W9 S5 E9 \$ W7		
FCP=[YR=2002] W24 S48 E24 N11 W13 N25 E13 N12 \$ S6 E13 N2 \$		
S2 FGR=[YR=2002] W13 S6 W13 S25 E26 N31 \$ S31 W13 S6 E9 S5		
E15 N4 E3 N16 \$ PTR= E15 FSP=[YR=2002] E26 FUS=[YR=2002]		
E13 FOP=[YR=2002] E4 UOP=[YR=2002] E3 N4 W9 N4 E13 S12 W7		
N4 \$ S4 W4 N4 \$ S4 E11 PTO=[YR=2002] E6 S12 W6 N12 \$ S15 E3		
S30 W3 S17 W14 N5 UOP=[YR=2002] W12 N5 FOP=[YR=2002] N8 W24		
N12 E11 S1 E13 S7 E9 S12 W9 \$ E12 S5 \$ N5 W3 N12 W9 N7 W13		
N24 E5 N2 E10 N11 \$ S11 W10 FST=[YR=2002] W5 S2 E5 N2 \$ W5		
S25 W11 N36 \$ W15 \$ PTR= S50 FUS=[YR=2002] S32 E3 S13 W3 S17		
W12 N10 DCK=[YR=2002] N8 W3 FOP=[YR=2002] N4 W9 S4 E9 \$ W9		

LAND DESCRIPTION			TOTAL OB/XF			12,914																		
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	CONSVR
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.25	500,000.00	625,000.00	625,000							