

LOT 73 & PT OF SECT 11-2N-28
IN OR 1732/250
GOLF SIDE AT SUMMER BEACH #2

PETAS WILLIAM/STUMPP PAMELA
95418 SPINNAKER
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065B-0073-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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	3,121	100	3,121	488,087
FEP	741	80	593	92,739
FGR	708	55	389	60,835
FOP	86	30	26	4,066
FOP	144	30	43	6,725

TOTALS	4,800		4,172	652,451
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	2,383.00	SF	7.00	7.00
3	0855	CONC PAVER	0 100	0	0	583.00	SF	7.00	7.00
4	0855	CONC PAVER	0 100	0	0	64.00	SF	20.00	20.00
5	1242	WD DECK A	0 100	0	0	16.00	SF	10.00	10.00
6	0920	CWALL-WD/M	0 100	0	0	207.00	LF	390.00	390.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,172	110.3256	165.49	690,424	2012	2012	0	0	5.50	94.50	
1 SFR CUST - 100% - 2013												
Heated Area: 3121												
HX Base Yr 2013												

										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
95418 SPINNAKER DR, FERNANDINA BEACH										03/26/2024		MLU	

TOTAL OB/XF												
71,638												

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE				652,451	
TOTAL MARKET OB/XF VALUE				71,638	
TOTAL LAND VALUE - MARKET				625,000	
TOTAL MARKET VALUE				1,349,089	
SOH/AGL Deduction				605,601	
ASSESSED VALUE				743,488	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				693,488	
TOTAL JUST VALUE				1,349,089	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,187,809	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007281	ADDITION	0	09/01/2020
C1125331	CO ISSUED	0	11/01/2012
E25055	ELEC OTHER	0	05/01/2012
M17116	H/AC	0	04/01/2012
E24607	NEW CONSTR	0	01/01/2012
B25331	NEW S/F/R	367,432	11/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1732/0250	3/31/2011	WD	Q	V	02
GRANTOR: HARRISON WALTER & CEC					
GRANTEE: PETAS WILLIAM & PAM					
1252/1622	8/13/2004	WD	Q	V	
GRANTOR: KAMAN C WILLIAM II &					
GRANTEE: HARRISON WALTER CE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W17 FEP=[YR=2021] N3 W22 S13 D5 L5 W18 S14 E10 D4 R4 E11 N7 U2 R2 N14 E18 N10\$ S10 W18 S14 D2 L2 S7 W11 U4 L4 W12 S27 E2 S13 E9 N2 E7 FOP=[YR=2012] S2 E11 N6 W2 N4 W7 S8 W2\$ E2 N8 E7 S4 E14 FOP=[YR=2012] S19 E6 FGR=[YR=2012] S30 E7 S2 E9 N2 E7 N30 W23\$ E6 N5 W6 N14 W6\$ E6 S2 E17 N8 E4 N18 W4 N39\$.									