

LOT 74
IN OR 1338/530
GOLFIDE AT SUMMER BEACH #2

FISHER RICHARD T & MARY L
95419 SPINNAKER DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065B-0074-0000



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		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,405	100	1,405	196,819
DCK	228	10	23	3,222
FGR	743	55	409	57,295
FOP	44	30	13	1,821
FOP	183	30	55	7,705
FOP	198	30	59	8,265
FUS	2,093	100	2,093	293,198
UOP	96	20	19	2,661
TOTALS	4,990		4,076	570,986

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	0	0	0	1,616.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	0	0	0	112.00	SF	6.50	6.50	
4	1076	TRELLIS A	0	0	4	3	12.00	SF	7.50	7.50	
5	0861	POOL GUNIT	0	0	0	0	240.00	SF	85.00	85.00	
6	0845	KOOL DECK	0	0	0	0	508.00	SF	7.25	7.25	
7	0910	SCRN RM L	0	0	0	0	748.00	SF	15.00	15.00	
8	1126	CB/STC 8"	0	0	0	0	208.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,076	103.7652	155.65	634,429	2003	2003	0	0	10.00	90.00
1 SFR CUST - 0% - 0											
Heated Area: 3498											
HX Base Yr											

95419 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											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
570,986											
TOTAL MARKET OB/XF VALUE											
22,365											
TOTAL LAND VALUE - MARKET											
550,000											
TOTAL MARKET VALUE											
1,143,351											
SOH/AGL Deduction											
213,959											
ASSESSED VALUE											
929,392											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
929,392											
TOTAL JUST VALUE											
1,143,351											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
930,168											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210414	XFOB	6,549	11/01/2002
B0209590	NEW CONSTR	304,915	04/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1338/0530	8/02/2005	WD	Q	I		1,100,000	
GRANTOR: BARRY RICHARD G							
GRANTEE: FISHER RICHARD T &							
1023/0049	12/05/2001	WD	Q	V		159,900	
GRANTOR: ALLIED HOME EQUITIES							
GRANTEE: BARRY RICHARD G							

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=2003] W14 BAS=[YR=2003] W11 FOP=[YR=2003] N3 W19 S10 E18 N7 E1 \$ W1 S7 W18 N7 W17 UOP=[YR=2003] W6 S16 E6 N16 \$ S37 E13 S1 E11 N4 E6 S4 E11 N10 W2 N19 E5 N2 E3 N7 \$ S7 W3 S2 W5 S19 E2 S9 E7 S1 E13 N38 \$ PTR= E15 FUS=[YR=2003] E16 FOP=[YR=2003] N3 E18 S11 W18 N8 \$ S8 E18 N8 E26 S38 W13 N1 W6 S1 W9 FOP=[YR=2003] W2 N4 W6 S4 W2 S2 E2 DCK=[YR=2003] S3 W10 S13 E5 N8 E16 S8 E5 N13 W10 N3 W6 \$ E8 N2 \$ W2 N4 W6 S4 W11 N1 W13 N37 \$ W15 \$.											