LOT 75
GOLFSIDE AT SUMMER BEACH #2
PB 5/119-123

SIMPSON MARK S & ANN M
95416 SPINNAKER DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065B-0075-0000

BUILDING CHARACTERISTICS

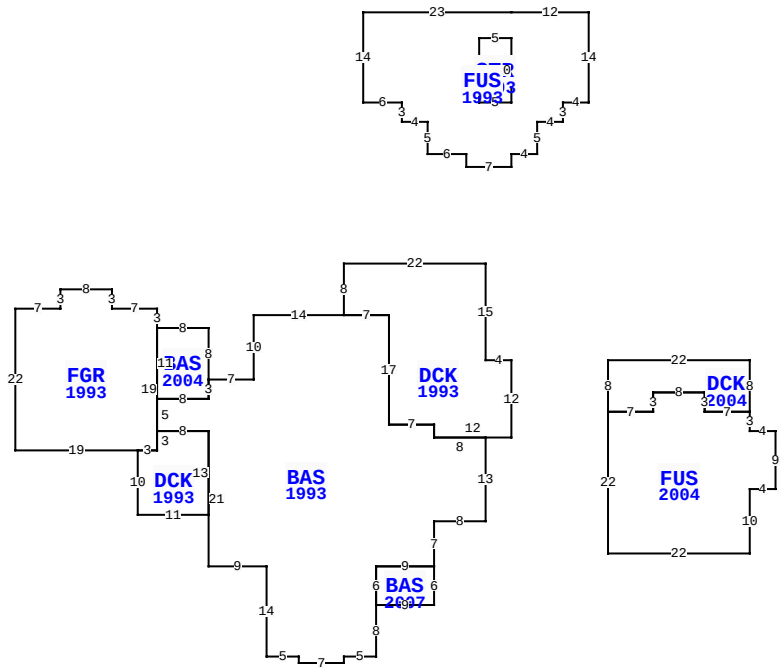
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,565	100	1,565	231,885
BAS	88	100	88	13,039
BAS	54	100	54	8,001
DCK	134	10	13	1,926
DCK	495	10	50	7,409
DCK	152	10	15	2,222
FGR	508	55	279	41,339
FUS	664	100	664	98,385
FUS	544	100	544	80,604
STR	50	10	5	740
TOTALS	4,254		3,277	485,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,277	114.8574	172.29	564,594	1989	1995	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2022 Heated Area: 2915 HX Base Yr 2022



95416 SPINNAKER DR, 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		485,551
TOTAL MARKET OB/XF VALUE		53,726
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,289,277
SOH/AGL Deduction		347,165
ASSESSED VALUE		942,112
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		892,112
TOTAL JUST VALUE		1,289,277
NCON VALUE		44,950
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,004,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016399	SWIM POOL	110,811	11/01/2022
B17835	ADDITION	8,000	10/31/2006
R0609437	REPAIR/RRF	1,500	06/01/2006
B0412645	B002	65,000	04/19/2004
B0412523	FOUNDATION	1,035	03/01/2004
B950393	REPAIR/RRF	9,450	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2499/1489	9/23/2021	WD	Q	I	02	1,051,000
GRANTOR: HARRIS PATRICIA B						
GRANTEE: SIMPSON MARK S & AN						
0741/0003	10/06/1995	WD	Q	I		225,000
GRANTOR: MARLOWE JAMES						
GRANTEE: HARRIS FREELAND & P						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W4 N15 W22 S8 BAS=[YR=1993] W14 S10 W7 BAS=[YR=2004] N8 W8 FGR=[YR=1993] N3 W7 N3 W8 S3 W7 S22 E19 DCK=[YR=1993] S10 E11 N13 W8 S3 W3 $ E3 N19 $ S11 E8 N3 $ S3 W8 S5 E8 S21 E9 S14 E5 S1 E7 N1 E5 N8 BAS=[YR=2007] E9 N6 W9 S6$ N6 E9 N7 E8 N13 W8 N2 W7 N17 W7$ E7 S17 E7 S2 E12 N12$ PTR= E15 DCK=[YR=2004] E22 S8 FUS=[YR=2004] S3 E4 S9 W4 S10 W22 N22 E7 N3 E8 S3 E7 $ W7 N3 W8 S3 W7 N8 $ W15 $ PTR=N50 STR=[YR=1993] W5 S10 E5 N10$ N4 FUS=[YR=1993] W23 S14 E6 S3 E4 S5 E6 S2 E7 N2 E4 N5 E4 N3 E4 N14 W12$ S54$.

EXTRA FEATURES

LN	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	1989	1989	3	66	1,320	
2	0812	CONCRETE C	0	100	0	0	2,506.00	SF	4.00	4.00	100	1989	1989	3	57	5,714	
3	1076	TRELLIS A	0	100	17	12	204.00	SF	7.50	7.50	100	1990	1990	3	20	306	
4	0855	CONC PAVER	0	100	0	0	171.00	SF	10.00	10.00	100	2004	2004	3	84	1,436	
5	0861	POOL GUNIT	1	100	29	14	406.00	SF	85.00	85.00	100	2024	2023		100	34,510	
6	0855	CONC PAVER	1	100	0	0	1,044.00	SF	10.00	10.00	100	2024	2023		100	10,440	

LAND DESCRIPTION

TOTAL OB/XF 53,726

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.50	500,000.00	750,000.00	750,000							

REVIEW DATE 08/14/2023 BY TW Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS