

LOT 77
GOLF SIDE AT SUMMER BEACH #2
PB 5/119-123

HOLLAND STEPHEN A & NICOLLE
95398 SPINNAKER DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065B-0077-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100

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
BAL	726	15	109	18,482
BAL	180	15	27	4,578
BAS	2,207	100	2,207	374,202
BAS	1,410	100	1,410	239,069
FGR	682	55	375	63,582
FOP	35	30	10	1,696
FST	432	55	238	40,354
FUS	677	100	677	114,787
PTO	856	5	43	7,291
SFB	290	80	232	39,336
TOTALS	7,613		5,343	905,918

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	2,344.00	SF	4.00	4.00
3	0861	POOL GUNIT	0 100	0	0	800.00	SF	85.00	85.00
4	0855	CONC PAVER	0 100	0	0	280.00	SF	10.00	10.00
5	0855	CONC PAVER	0 100	0	0	130.00	SF	10.00	10.00
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	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	11	5,343	136.1844	204.28	1,091,468	1989	1989	0	0	0 17.00	83.00	
1 SFR CUST - 100% - 2022												
Heated Area: 4526												
HX Base Yr 2022												
** This building has 13 Sub-Areas												
95398 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			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		905,918	
TOTAL MARKET OB/XF VALUE		79,344	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,735,262	
SOH/AGL Deduction		373,119	
ASSESSED VALUE		1,362,143	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,312,143	
TOTAL JUST VALUE		1,735,262	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,478,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007592	SWIM POOL	89,000	05/16/2022
B23992	REPAIR/RRF	2,400	10/01/2010
2768	H/AC	7,650	10/17/1988
5220	NEW CONSTR	144,100	10/17/1988
5446	NEW CONSTR	9,450	10/17/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2521/0234	12/10/2021	WD	Q	I	01	1,525,000
GRANTOR: MCHATTIE CHRISTOPHER						
GRANTEE: HOLLAND STEPHEN A &						
1297/1326	2/24/2005	WD	Q	I		710,000
GRANTOR: SAUL RICHARD & SANDRA						
GRANTEE: MCHATTIE CHRISTOPHE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAL=[YR=1994] W26 STR=[YR=2010] N8W11 BAL=[YR=2010] N4W15S12E15N8\$ S4 E7 S4 E4\$ W38 S9 BAS=[YR=1993] S33 FGR=[YR=1993] W4 S31 E22 N31 W18\$ E18 S6 E7 STR=[YR=1994] S6 E8 N6 FOP=[YR=1993] N5 W7 S5 E7\$ W8\$ E1 N5 E7 S5 E20 D2 R2 E5 U2 R2 E2 N29 W14 UST=[YR=1993] N5 W2 S5 E2 \$ W2 N10 W48\$ E48 S5 E2 S5 E14 N19\$ PTR= E15 PTO=[YR=1994] E64 S19 BAS=[YR=2010] S29 W50 N6 FST=[YR=1993] W14 N33 E14 S10 W2 S15 E2 S8\$ N8 W2 N15 E14 SFB=[YR=2010] N10 E22 S10 W8 S5 W14 N5\$ S5 E14 N5 E24\$ W16 N10 W22 S10 W12 N10 W14 N9\$ W15\$ PTR= N15 FUS=[YR=1993] N20 E13 S9 E12 N4 E8 S4 E15 S11 W48\$ S15 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00