

LOT 78
IN OR 2005/228
GOLFIDE AT SUMMER BEACH #2

WILCOX RICHARD E & SANDY S
95390 SPINNAKER DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065B-0078-0000



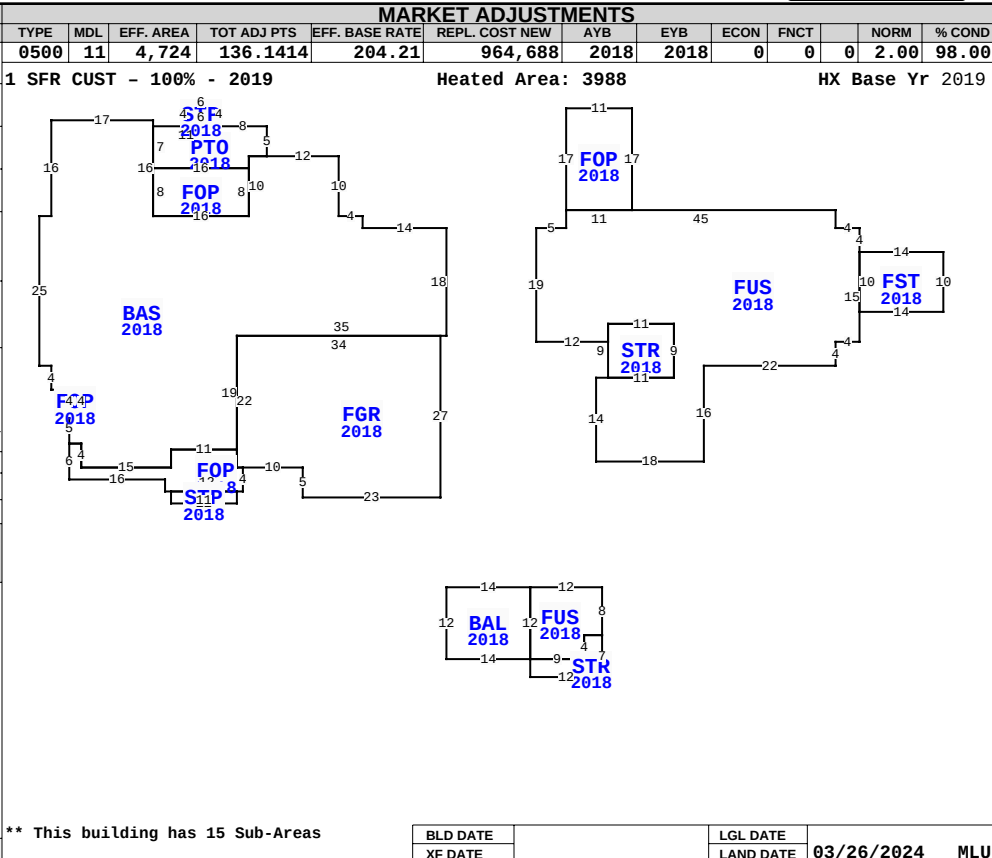
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	05	Quality Level 05
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	168	15	25	5,003
BAS	2,358	100	2,358	471,896
FGR	863	55	475	95,060
FOP	8	30	2	400
FOP	125	30	38	7,605
FOP	128	30	38	7,605
FOP	187	30	56	11,207
FST	140	55	77	15,410
FUS	132	100	132	26,417
FUS	1,498	100	1,498	299,789
TOTALS	5,927		4,724	945,394

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	0	2.00	UT 2,000.00	
2	0855	CONC PAVER	0	100	0	0	0	1,134.00	SF 7.00	
3	0855	CONC PAVER	0	100	0	0	0	396.00	SF 7.00	
4	0855	CONC PAVER	0	100	0	0	0	150.00	SF 7.00	
5	0855	CONC PAVER	0	100	6	4	0	24.00	SF 10.00	
6	1126	CB/STC 8"	0	100	0	0	0	276.00	SF 8.00	

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



95390 SPINNAKER DR, FERNANDINA BEACH										
** This building has 15 Sub-Areas										
BLD DATE										
XF DATE										
INC DATE										
LGL DATE										
LAND DATE										
AG DATE										
03/26/2024 MLU										

TOTAL OB/XF										
17,703										

NASSAU COUNTY PROPERTY										
PAGE 1 of 1										
VALUATION SUMMARY										
STANDARD										
VALUATION BY										
Tax Group: 8										
Tax Dist:										
BUILDING MARKET VALUE										
945,394										
TOTAL MARKET OB/XF VALUE										
17,703										
TOTAL LAND VALUE - MARKET										
750,000										
TOTAL MARKET VALUE										
1,713,097										
SOH/AGL Deduction										
727,020										
ASSESSED VALUE										
986,077										
TOTAL EXEMPTION VALUE										
HX HB										
50,000										
BASE TAXABLE VALUE										
936,077										
TOTAL JUST VALUE										
1,713,097										
NCON VALUE										
0										
INCOME VALUE										
PREVIOUS YEAR MKT VALUE										
1,451,843										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704869	NEW CONSTR	504,973	06/02/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2005/0228	9/25/2015	WD	Q	V	02	335,000			
GRANTOR: BRAEGER PAUL J & SHER									
GRANTEE: WILCOX RICHARD E &									
1194/0093	12/08/2003	WD	Q	V		289,000			
GRANTOR: SAUL RICHARD A & SAND									
GRANTEE: BRAEGER PAUL J & SH									

BUILDING NOTES										
BAS=[YR=2018] W14 N2 W4 N10 W12 PTO=[YR=2018] N5 W8										
STP=[YR=2018] N4 W6 S4 E6\$ W11 S7 FOP=[YR=2018] S8 E16 N8										
W16\$ E16 N2 E3\$ W3 S10 W16 N16 W17 S16 W2 S25 E2 S4 E3										
FOP=[YR=2018] S4 E2 N4 W2\$ E2 S4 W2 S5 FOP=[YR=2018] S6 E16										
S2 E1 STP=[YR=2018] S2 E11 N2 W11\$ E12 N4 FGR=[YR=2018] E10										
S5 E23 N27 W34 S22 E1\$ W1 N3 W11 S3 W15 N4 W2\$ E2 S4 E15 N3										
E11 N19 E35 N18\$PTR= E15 FUS=[YR=2018] E5 N3 FOP=[YR=2018]										
N17 E11 S17 W11\$ E45 S3 E4 S4 FST=[YR=2018] E14 S10 W14 N10\$										
S15 W4 S4 W22 S16 W18 N14 E2 STR=[YR=2018] N9 E11 S9 W11\$ E11										
N9 W11 S3 W12 N19\$ W15\$ PTR=S60 BAL=[YR=2018] E14										
FUS=[YR=2018] E12 S8 STR=[YR=2018] S7 W12 N3 E9 N4 E3\$ W3 S4										
W9 N12\$ S12 W14 N12\$ N60\$.										