

LOT 81
GOLF SIDE AT SUMMER BEACH #2
PB 5/119-123

BROWN MICHAEL
95330 SPINNAKER DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065B-0081-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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
BAS	1,824	100	1,824	314,737
FGR	631	55	347	59,876
FOP	26	30	8	1,380
FOP	105	30	32	5,522
FOP	249	30	75	12,941
FUS	1,788	100	1,788	308,525
PTO	26	5	1	173
PTO	560	5	28	4,832
UOP	12	20	2	345
UOP	105	20	21	3,623
TOTALS	5,575		4,176	720,582

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	1,526.00	SF	4.00	
3	1242	WD DECK A	0 100	7	4	28.00	SF	10.00	

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	11	4,176	129.2544	193.88	809,643	1991	2001	0	0	0	11.00	89.00	

1 SFR CUST - 100% - 2023

Heated Area: 3612

HX Base Yr 2023

11 Sub-Areas

95330 SPINNAKER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024

MLU

L N	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	2.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	2,800	
2	0812	CONCRETE C	0 100	0	0	1,526.00	SF	4.00	4.00	100	1991	1991	3	62	3,784	
3	1242	WD DECK A	0 100	7	4	28.00	SF	10.00	10.00	100	1991	1991	3	20	56	

TOTAL OB/XF 6,640															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	500,000.00	750,000.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		720,582	
TOTAL MARKET OB/XF VALUE		6,640	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,477,222	
SOH/AGL Deduction		213,921	
ASSESSED VALUE		1,263,301	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,213,301	
TOTAL JUST VALUE		1,477,222	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,226,506	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6974	NEW CONSTR	208,000	02/01/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2570/1930	6/15/2022	WD Q	I	02	
GRANTOR: EDWARDS BRUCE B JR					
GRANTEE: BROWN MICHAEL					
2304/0063	9/09/2019	WD Q	I	01	
GRANTOR: SMITH JACKSON S III &					
GRANTEE: EDWARDS BRUCE B JR					

BUILDING NOTES															
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BUILDING DIMENSIONS															
PTO=[YR=1993] W56 S10 UOP=[YR=1993] S7 BAS=[YR=1993] S42 E14S5 FOP=[YR=1993] S2 PTO=[YR=1993] S2 E13 N2 W13\$ E13 N2 W13\$ E13 N5 E10 FGR=[YR=1993] E19N38 UOP=[YR=1993] N11 W27 S7 E12 S4 E15\$ W11 S6 W3 S3 W1 S7 W4 S22\$N22 E4N7E1N3E3N6W4N4W12N7W14 S7 W15\$ E15 N7 W15\$ E56 N10\$ PTR=E15 FOP=[YR=1993] E15 FUS=[YR=1993] E14 FOP=[YR=1993] E27 S7 UOP=[YR=1993] E3 S4 W3 N4\$ S4 W15 N4 W12N7\$ S7 E12 S4 E15 S34 W20 N21 W18 S21 W18 N38 E15 N7\$ S7 W15N7\$ W15\$.															