LOT 83
GOLFSIDE AT SUMMER BEACH #2
PB 5/119

REILLY PETER F & MARIE A
95296 SPINNAKER DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065B-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

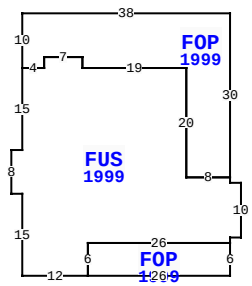
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	

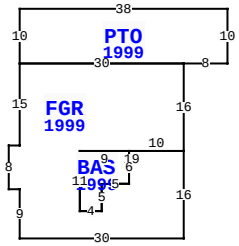
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	74	100	74	10,866
BAS	990	100	990	145,369
FGR	1,050	55	578	84,873
FOP	156	30	47	6,901
FOP	180	30	54	7,929
FOP	366	30	110	16,152
FOP	526	30	158	23,201
FUS	1,178	100	1,178	172,975
PTO	380	5	19	2,790
UOP	65	20	13	1,909
TOTALS	4,965		3,221	472,964

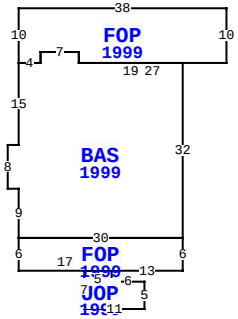
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,221	110.8002	166.20	535,330	1999	1999	0	0	0	11.65	88.35

1 SFR CUST – 100% - 2021 Heated Area: 2242 HX Base Yr 2021







95296 SPINNAKER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		472,964
TOTAL MARKET OB/XF VALUE		21,720
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,244,684
SOH/AGL Deduction		406,383
ASSESSED VALUE		838,301
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		788,301
TOTAL JUST VALUE		1,244,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,005,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311658	REMODEL	23,000	09/01/2003
B9905690	NEW CONSTR	250,000	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2353/0911	4/09/2020	WD	Q	I	02	930,000
GRANTOR: SAXTON FAMILY REVOCAB						
GRANTEE: REILLY PETER F & MA						
1998/1589	8/25/2015	WD	U	I	11	100
GRANTOR: SAXTON HARRY E III &						
GRANTEE: SAXTON FAMILY REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W9 S11 E4 N5 E5 N6 $ FGR=[YR=1999] E10 N16 PTO=[YR=1999] E8 N10 W38 S10 E30 $ W30 S15 W2 S8 E2 S9 E30 N16 W19 S11 E4 N5 E5 N6 $ PTR= E25 BAS=[YR=1999] E2 N15 FOP=[YR=1999] N10 E38 S10 W27 N2 W7 S2 W4 $ E4 N2 E7 S2 E19 S32 FOP=[YR=1999] S6 W13 UOP=[YR=1999] S2 E6 S5 W11 N7 E5 $ W17 N6 E30 $ W30 N9 W2 N8 $ W25 $ PTR= N41 FOP=[YR=1999] N6 FUS=[YR=1999] N1 E2 N10 W2 N1 FOP=[YR=1999] N30 W38 S10 E4 N2 E7 S2 E19 S20 E8 $ W8 N20 W19 N2 W7 S2 W4 S15 W2 S8 E2 S15 E12 N6 E26 $ W26 S6 E26 $ S41 $.

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	1999	1999	3	83	1,660	
2	0810	CONCRETE A	0	100	0	0	3,964.00	SF	6.50	6.50	100	1999	1999	3	77	19,840	
3	0810	CONCRETE A	0	100	11	4	44.00	SF	6.50	6.50	100	1999	1999	3	77	220	

LAND DESCRIPTION

TOTAL OB/XF 21,720

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS