LOT 84
IN OR 689 PG 930
GOLFSIDE AT SUMMER BEACH #2

FISCHER DON & JUDITH
95270 SPINNAKER DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065B-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
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	03	Quality Level 03
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	1,520	100	1,520	195,002
FGR	708	55	389	49,905
FOP	818	30	245	31,431
FSP	538	40	215	27,583
FUS	2,576	100	2,576	330,477
PTO	46	5	2	257
TOTALS	6,206		4,947	634,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,947	100.6200	150.93	746,651	1993	1993	0	0	0	15.00	85.00

1 SFR CUST – 100% - 0 Heated Area: 4096 HX Base Yr

95270 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		634,653
TOTAL MARKET OB/XF VALUE		12,283
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,396,936
SOH/AGL Deduction		823,840
ASSESSED VALUE		573,096
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		523,096
TOTAL JUST VALUE		1,396,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,044,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8702	NEW CONSTR	200,598	02/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0689/0930	10/01/1993	QC	U	V		100
GRANTOR: NASSAU BCH DEV VENT						
GRANTEE: FISCHER DON & JUDIT						
0587/0424	1/02/1990	WD	Q	V		78,000
GRANTOR: WATSON LAWRENCE J						
GRANTEE: FISCHER DON & JUDIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 1520 $ FUS=[YR=1993] 2576 $ FGR=[YR=1993] 708$
FSP=[YR=1993] 538 $ FOP=[YR=1993] 818 $ PTO=[YR=1993] 46 $.

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	2.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	2,960	
2	0855	CONC PAVER	0	100	0	0	1,366.00	SF	7.00	7.00	100	1993	1993	3	66	6,311	
3	0855	CONC PAVER	0	100	0	0	349.00	SF	7.00	7.00	100	1993	1993	3	66	1,612	
4	0835	QUARY TILE	0	100	0	0	177.00	SF	10.00	10.00	100	1993	1993	3	66	1,168	
5	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	1993	1993	3	66	232	

LAND DESCRIPTION

TOTAL OB/XF 12,283

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