

LOT 1
GOLFSIDE AT SUMMER BEACH #3
PB 5/147-148

KELLEY WILLIAM J S III
1830 SURF SIDE DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065C-0001-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	01	Quality Level 01
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	3,201	100	3,201	451,940
FGR	1,096	55	603	85,136
FOP	176	30	53	7,483
FOP	216	30	65	9,178
FOP	301	30	90	12,707
FST	64	55	35	4,941
FUS	885	100	885	124,950
PTO	60	5	3	423
PTO	144	5	7	988
PTO	182	5	9	1,271
TOTALS	6,780		5,041	711,725

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	2,670.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0	39.00	SF	6.50
4	0810	CONCRETE A	0	0	0	0	297.00	SF	6.50
5	1126	CB/STC 8"	0	0	0	0	44.00	SF	8.00
6	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	0		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	
0900	11	5,041	128.3545	160.44	808,778	1999	1999	0	0	12.00	88.00	
1 SNGL FAM - 0% - 0 Heated Area: 4086 HX Base Yr												

** This building has 14 Sub-Areas	BLD DATE	LGL DATE	03/26/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	0	0	0	2,670.00	SF	6.50	6.50	100	1999	1999	3	77	13,363	
3	0810	CONCRETE A	0	0	0	0	39.00	SF	6.50	6.50	100	1999	1999	3	77	195	
4	0810	CONCRETE A	0	0	0	0	297.00	SF	6.50	6.50	100	1999	1999	3	77	1,486	
5	1126	CB/STC 8"	0	0	0	0	44.00	SF	8.00	8.00	100	1999	1999	3	77	271	
6	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1999	1999	3	77	125	

TOTAL OB/XF										18,345							
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	500,000.00	500,000.00	500,000	

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										STANDARD							
VALUATION BY										Tax Group: 8 Tax Dist:							
BUILDING MARKET VALUE										711,725							
TOTAL MARKET OB/XF VALUE										18,345							
TOTAL LAND VALUE - MARKET										500,000							
TOTAL MARKET VALUE										1,230,070							
SOH/AGL Deduction										0							
ASSESSED VALUE										1,230,070							
TOTAL EXEMPTION VALUE										0							
BASE TAXABLE VALUE										1,230,070							
TOTAL JUST VALUE										1,230,070							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										1,123,770							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805526	NEW CONSTR	198,000	11/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1948	10/30/2020	WD Q	Q	I	01	1,040,000
GRANTOR: SEDLAK RAYMOND & ELOI						
GRANTEE: KELLEY WILLIAM J S						
2052/1725	6/13/2016	LE U	I	11		100
GRANTOR: SEDLAK RAYMOND J & EL						
GRANTEE: SEDLAK JASON						

BUILDING NOTES									
FGR=[YR=1999] W17 UOP=[YR=1999] N6 W15 PTO=[YR=1999] W6 BAS=[YR=1999] N11 PTO=[YR=1999] N13 W14 FOP=[YR=1999] W28 S4 E2 S4 E26 N8 \$ S13 E14 \$ W14 N5 W26 N4 W2 N4 W12 STP=[YR=1999] N3 W3 S3 FOP=[YR=1999] W4 PTO=[YR=1999] N12 W12 S12 E12 \$ W16 S8 E21 N4 E2 N4 W3 \$ E3\$S4 W2 S4 W21 S24 W2 S4 E2 S19 E19 N2 FOP=[YR=1999] E12 S4 UOP=[YR=1999] S2 E12 N2 W12 \$ E12 N4 E13 N5 W2 N1 W13 N5 W7 S5 W13 S1 W2 S5 \$ N5 E2 N1 E13 N5 E7 S5 E13 S1 E2 S6 E15 N20 E6 N10 \$ S10 E6 N10 \$ S6 E15 \$ W15 S4 W12 S24 E22 N4 E22 N24 \$ PTR= E15 UOP=[YR=1999] E2 N18 E6 FUS=[YR=1999] N3 E6 N3 E9 N4 E1 N4 E11 S4 E2 S19 W12 S4 FST=[YR=1999] W2 S8 E8 N8 W6 \$ W2 S20 W15 N33 \$ S33 E12 S7 W18 N18 W2 N4 \$ W15 \$.									