

LOT 2
GOLFSIDE AT SUMMER BEACH #3
PB 5/147-148

BREWSTER DEIRDRE A
95021 SPINNAKER CT
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065C-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																	
Exterior Wall	17	CB STUCCO 60	0500	11	2,758	162.8381	244.26	673,669	2000	2010	0	0	6.50	93.50	VALUATION BY STANDARD																	
Exterior Wall	16	WD FR STUC 40	1 SFR CUST - 100% - 2023										Heated Area: 2329										HX Base Yr 2023									
Roof Structur	03	GABLE/HIP 100																														
Roof Cover	11	SLATE 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 70																														
Interior Floo	11	CLAY TILE 30																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		2.5 100																														
Frame	02	WOOD FRAME 100																														
Stories	2.	2. 100																														
Units		0 100																														
Quality			06	Quality Level 06																												
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	1,416	100	1,416	323,390																												
FGR	529	55	291	66,460																												
FOP	362	30	109	24,893																												
FUS	913	100	913	208,513																												
PTO	45	5	2	457																												
UOP	134	20	27	6,166																												
TOTALS			3,399		2,758	629,881																										
EXTRA FEATURES			95021 SPINNAKER CT, FERNANDINA BEACH																													
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	0825	BRICK	0 100	0	0	546.00	SF	12.50	12.50	100	2000	2000	3	94	6,416																	
2	0825	BRICK	0 100	7	5	35.00	SF	12.50	12.50	100	2000	2000	3	94	411																	
3	0825	BRICK	0 100	0	0	510.00	SF	12.50	12.50	100	2000	2000	3	94	5,993																	
4	0812	CONCRETE C	0 100	0	0	1,266.00	SF	4.00	4.00	100	2000	2000	3	79	4,001																	
5	0861	POOL GUNIT	0 100	0	0	72.00	SF	85.00	85.00	100	2000	2000	3	25	1,530																	
6	1076	TRELLIS A	0 100	12	11	132.00	SF	7.50	7.50	100	2000	2000	3	25	248																	
7	1126	CB/STC 8"	0 100	0	0	724.00	SF	8.00	8.00	100	2000	2000	3	79	4,576																	
8	0462	ST/AL FNC	0 100	0	0	113.00	SF	10.00	10.00	100	2000	2000	3	28	316																	
TOTAL OB/XF 23,491																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000															
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS																																