

LOT 4
IN OR 1687/1320
GOLFIDE AT SUMMER BEACH #3

NUNN DAVID N & ANNA MARIE
95031 SPINNAKER CT
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065C-0004-0000



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	VALUATION SUMMARY												
Exterior Wall	16	WD FR STUC 100	0500	12	5,815	245.3850	368.08	2,140,385	2011	2016	0	0	0	3.50	96.50	VALUATION BY	STANDARD											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2024												Heated Area: 4373		HX Base Yr 2024											
Roof Cover	07	CONC TILE 100															Tax Group: 8	Tax Dist:										
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE	2,065,472										
Interior Floop	11	CLAY TILE 100															TOTAL MARKET OB/XF VALUE	103,574										
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET	750,000										
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE	2,919,046										
Bedrooms	4	100															SOH/AGL Deduction	500,000										
Bathrooms	4	100															ASSESSED VALUE	2,419,046										
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE	HX HB 50,000										
Stories	1.5	1.5 100															BASE TAXABLE VALUE	2,369,046										
Units		0 100															TOTAL JUST VALUE	2,919,046										
Quality			06	Quality Level 06													NCON VALUE	704,203										
DOR CODE			0100	SINGLE FAMILY													INCOME VALUE											
MAP NUM			MKT AREA		03												PREVIOUS YEAR MKT VALUE	1,477,250										
NEIGHBORHOOD/LOC			3019.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	3,574	100	3,574	1,269,475																								
FDG	360	60	216	76,722																								
FGR	908	55	499	177,243																								
FOP	32	30	10	3,552																								
FOP	196	30	59	20,957																								
FOP	1,005	30	302	107,269																								
FSP	72	40	29	10,300																								
FST	72	55	40	14,208																								
FUS	761	100	761	270,305																								
SFB	48	80	38	13,497																								
TOTALS	8,466		5,815	2,065,472																								
EXTRA FEATURES					95031 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	0855	CONC PAVR	0	100	0	0		3,139.00	SF 10.00	100	2011	2011	3	92	28,879													
2	0500	FP-PRE FAB	0	100	0	0		2.00	UT 3,500.00	100	2011	2011	3	94	6,580													
3	0600	SUMMER KIT	0	100	0	0		1.00	UT 17,500.00	100	2011	2011	3	50	8,750													
4	0861	POOL GUNIT	0	100	0	0		742.00	SF 85.00	100	2011	2011	3	64	40,365													
5	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	100	2011	2011	3	50	500													
6	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	100	2011	2011	3	50	1,000													
7	0911	SCRN RM A	0	100	0	0		2,000.00	SF 17.50	100	2011	2011	3	50	17,500													
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