LOT 6
GOLFSIDE AT SUMMER BEACH #3
PB 5/147-148

LUKE TERRY W
1427 NORTH RIVER OAKS DR
BLACKSHEAR, GA 31516

2024

00-SB-30-065C-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	14	WD SHINGLE 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05

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	2,794	100	2,794	542,877
DCK	189	10	19	3,692
FGR	723	55	398	77,332
FOP	1,384	30	415	80,635
FUS	1,898	100	1,898	368,783
TOTALS	6,988		5,524	1,073,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,524	143.9288	215.89	1,192,576	2003	2003	0	0	0	10.00	90.00

1 SFR CUST – 0% - 2024 Heated Area: 4692 HX Base Yr

95020 SPINNAKER CT, 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	1,073,318
TOTAL MARKET OB/XF VALUE	53,233
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,626,551
SOH/AGL Deduction	0
ASSESSED VALUE	1,626,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,626,551
TOTAL JUST VALUE	1,626,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,505,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632612	REMODEL	0	07/06/2016
B0108903	NEW CONSTR	600,000	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2718/1954	6/12/2024	WD	Q	I	01	1,640,000
GRANTOR: WALKER DAVID W & BARB						
GRANTEE: LUKE TERRY W						
1394/0420	3/08/2006	WD	Q	I		1,600,000
GRANTOR: BOERS JAN ERIK & PAME						
GRANTEE: WALKER DAVID W & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] 2794 $ FUS=[YR=2003] 1898 $ FGR=[YR=2003] 723 $ FOP=[YR=2003] 1384 $ DCK=[YR=2003] 189 $.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	1,740	
2	0825	BRICK	0	0	0	0	2,460.00	SF	12.50	12.50	100	2003	2003	3	95	29,213	
3	0825	BRICK	0	0	0	0	980.00	SF	12.50	12.50	100	2003	2003	3	95	11,638	
4	0462	ST/AL FNC	0	0	0	0	665.00	SF	10.00	10.00	100	2003	2003	3	32	2,128	
5	0861	POOL GUNIT	0	0	0	0	313.00	SF	85.00	85.00	100	2003	2003	3	32	8,514	

LAND DESCRIPTION

TOTAL OB/XF 53,233

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	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS