



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	8 100
Frame	05 STEEL 100
Story Height	14 100
RMS	3 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	3800 GOLF COURSES

MAR NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	192	185	355	7,264
AOF	408	185	755	15,448
BAS	296	100	296	6,056
BAS	5,104	100	5,104	104,428
CAN	2,400	30	720	14,731

TOTALS	8,400		7,230	147,926
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	2502	GOLF CRS 2	0	0	0	0	18.00	UT	29,000.00	29,000.00	
2	0803	ASPHALT C	0	0	0	0	21,708.00	SF	2.00	2.00	
3	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	
4	0812	CONCRETE C	0	0	0	0	1,499.00	SF	4.00	4.00	
5	1123	CB 8"	0	0	0	0	1,272.00	SF	6.15	6.15	
6	0803	ASPHALT C	0	0	0	0	129,156.00	SF	2.00	2.00	
7	0812	CONCRETE C	0	0	0	0	211,712.00	SF	2.00	2.00	
8	0812	CONCRETE C	0	0	0	0	4,895.00	SF	4.00	4.00	
9	0400	CONC CURB	0	0	0	0	4,167.00	LF	15.00	15.00	
10	0812	CONCRETE C	0	0	0	0	1,753.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	003800	C	GOLF CRS	0	0006	I-1	0.00	0.00	248.30	AC	
2	000000	C	VAC RES	0	0006	I-1	0.00	0.00	62.13	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4807	06	7,230	89.4400	40.92	295,852	2001	2001	0	0	0 50.00	50.00
1 PREFAB MTL - 0% - 0											
Heated Area: 6000 HX Base Yr											

4477 BUCCANEER TRL, FERNANDINA BEACH	BLD DATE 10/31/2022	HS	LGL DATE	
	XF DATE 10/31/2022	HS	LAND DATE	08/11/2020
	INC DATE		AG DATE	KK

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	2502	GOLF CRS 2	0	0	0	0	18.00	UT	29,000.00	29,000.00	100	2000	2000	3	80	417,600	
2	0803	ASPHALT C	0	0	0	0	21,708.00	SF	2.00	2.00	30	2001	2001	3	20	8,683	
3	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	30	2001	2001	3	50	1,300	
4	0812	CONCRETE C	0	0	0	0	1,499.00	SF	4.00	4.00	100	2001	2001	3	80	4,797	
5	1123	CB 8"	0	0	0	0	1,272.00	SF	6.15	6.15	100	2001	2001	3	80	6,258	
6	0803	ASPHALT C	0	0	0	0	129,156.00	SF	2.00	2.00	30	2001	2001	3	20	51,662	
7	0812	CONCRETE C	0	0	0	0	211,712.00	SF	2.00	2.00	45	2001	2001	3	35	148,198	
8	0812	CONCRETE C	0	0	0	0	4,895.00	SF	4.00	4.00	100	2001	2001	3	80	15,664	
9	0400	CONC CURB	0	0	0	0	4,167.00	LF	15.00	15.00	100	2001	2001	3	85	53,129	
10	0812	CONCRETE C	0	0	0	0	1,753.00	SF	4.00	4.00	100	2001	2001	3	80	5,610	

TOTAL OB/XF											
712,901											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	003800	C	GOLF CRS	0	0006	I-1	0.00	0.00	248.30	AC	
2	000000	C	VAC RES	0	0006	I-1	0.00	0.00	62.13	AC	

NASSAU COUNTY PROPERTY		PAGE 1 of 6	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,111,947	
TOTAL MARKET OB/XF VALUE		1,049,955	
TOTAL LAND VALUE - MARKET		419,048	
TOTAL MARKET VALUE		2,580,950	
SOH/AGL Deduction		656,430	
ASSESSED VALUE		1,924,520	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,924,520	
TOTAL JUST VALUE		2,580,950	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,643,106	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210231	NEW CONSTR-PRO SH	640,192	02/04/2022
20130703	NEW CONSTR	25,000	04/04/2013
20130043	CHNGE SRVC	300	01/08/2013
20120842	ADD BAR IN CLUBHS	3,000	05/14/2012
20112045	ELEC OTHER	500	11/15/2011
20111983	ELEC OTHER	250	11/04/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1751/0435	7/29/2011	QC U	I	I	11
GRANTOR: THE NATIONAL BANK OF					
GRANTEE: THE SUMMERTON INN I					
1704/0456	10/12/2010	CT U	I	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: THE NATIONAL BANK O					

BUILDING NOTES											
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BUILDING DIMENSIONS											
CAN=[YR=2001] W120 S20 AOF=[YR=2001] S34 AOF=[YR=2001] S16 E12 BAS=[YR=2001] E83 BAS=[YR=2001] E25 N10 W2 N2 W23 S12 \$ N12 E23 S2 E2 N40 W108 S50 \$ N16 W12 \$ E12 N34 W12 \$ E120 N20 \$.											

REVIEW DATE	10/31/2022	BY	HS	Total Acres:	310.43	Total Land Value:	419,048	Market:	0	Agricultural:	0	Common:	419,048	PRINTED 08/06/2024 BY SYS
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[illegible]

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