LOT 24 & PT LOT 23
IN OR 758 PG 1621
GOLFSIDE @ SUMMER BEACH #2

GODEK MATHEW S & LINDA M
95405 CAPTAIN'S WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065B-0024-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

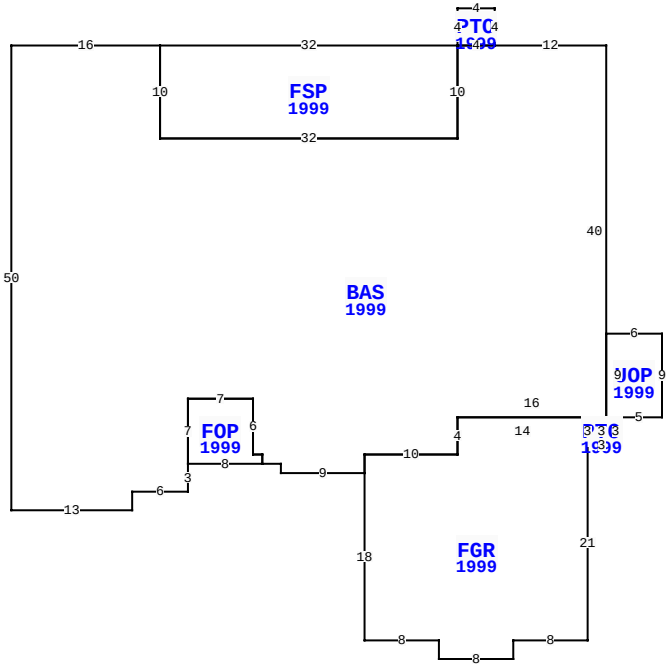
NEIGHBORHOOD/LOC 3019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,512	100	1999	2,512	387,456
FGR	552	55	1999	304	46,890
FOP	50	30	1999	15	2,314
FSP	320	40	1999	128	19,743
PTO	9	5	1999	0	0
PTO	16	5	1999	1	154
UOP	54	20	1999	11	1,697
TOTALS	3,513			2,971	458,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,971	108.4713	171.38	509,170	1999	2004	0	0	0	10.00	90.00

1 SFR CUST - 100% - 2000 Heated Area: 2512 HX Base Yr 2000



95405 CAPTAINS WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		458,253
TOTAL MARKET OB/XF VALUE		8,446
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		816,699
SOH/AGL Deduction		371,448
ASSESSED VALUE		445,251
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		394,529
TOTAL JUST VALUE		816,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		796,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20219246	REMODEL	25,500	08/01/2021
B9905789	NEW CONSTR	121,527	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0758/1621	5/03/1996	WD	Q	V		48,000
GRANTOR: JONES DAVID & DIANA						
GRANTEE: GODEK MATHEW & LIND						
0702/0039	4/08/1994	QC	U	V	10	100
GRANTOR: WESTMORELAND BUDDY P						
GRANTEE: JONES DAVID A & DIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 PTO=[YR=1999] N4 W4 S4 FSP1999 = W32 S10 E32 N10 $ E4 $ W4 S10 W32 N10 W16 S50 E13 N2 E6 N3
FOP=[YR=1999] E8 N1 W1 N6 W7 S7 $ N7 E7 S6 E1 S1 E2 S1 E9
FGR=[YR=1999] S18 E8 S2 E8 N2 E8 N21 PTO=[YR=1999] E3 N3
UOP=[YR=1999] E5 N9 W6 S9 E1 $ W3 S3 $ N3 W14 S4 W10 S2 $ N2 E10 N4 E16 N40 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	970.00	SF	6.50	6.50	100	1999	1999	3	75	4,729	
3	0810	CONCRETE A	0	100	0	0	181.00	SF	6.50	6.50	100	1999	1999	3	75	882	

LAND DESCRIPTION

TOTAL OB/XF 8,446

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	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/04/2022 BY RK Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS