

LOT 26
GOLFSIDE AT SUMMER BEACH #2
PB 5/119-123

MASON WILLIAM L JR & DEBORAH R
95439 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065B-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3019.00	

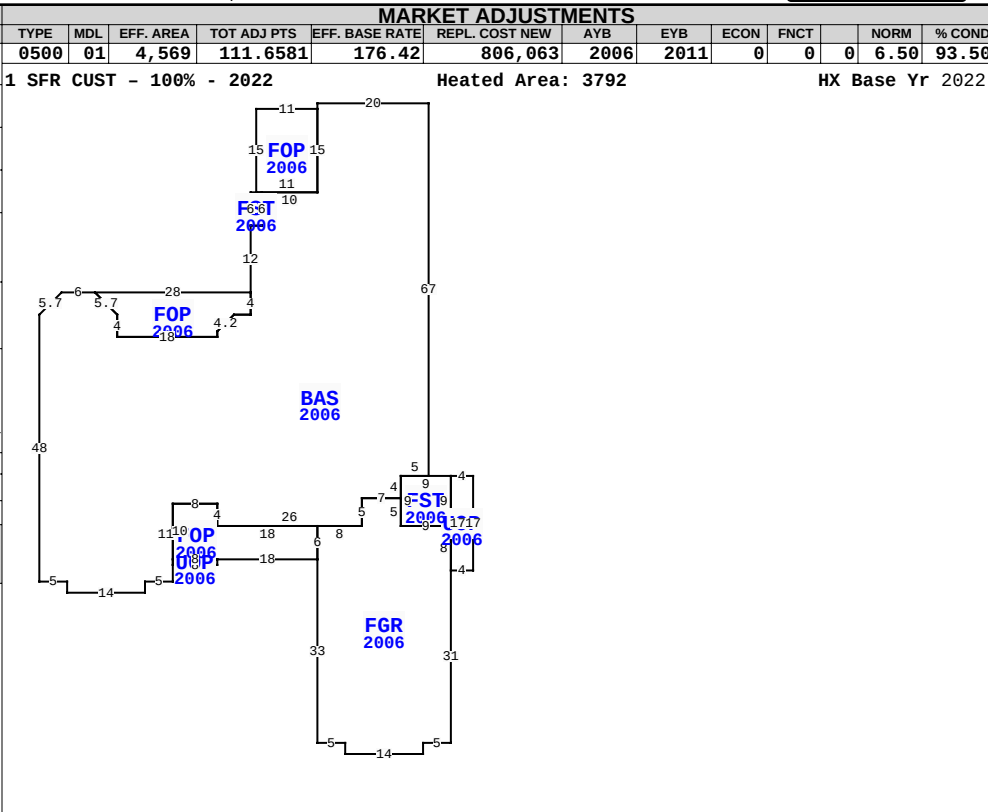
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,792	100	2006	3,792	625,501
FGR	999	55	2006	549	90,559
FOP	165	30	2006	50	8,248
FOP	181	30	2006	54	8,908
FOP	188	30	2006	56	9,238
FST	12	55	2006	7	1,155
FST	81	55	2006	45	7,423
UOP	8	20	2006	2	330
UOP	68	20	2006	14	2,309

TOTALS	5,494			4,569	753,669
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,661.00	SF	4.00
3	0825	BRICK	0	100	0	0	129.00	SF	12.50
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
5	0861	POOL GUNIT	0	100	0	0	335.00	SF	85.00
6	0910	SCRN RM L	0	100	0	0	1,192.00	SF	15.00
7	0855	CONC PAVER	0	100	0	0	825.00	SF	10.00
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



95439 CAPTAINS WAY, FERNANDINA BEACH

BLD DATE	02/07/2007	KK		LGL DATE	
XF DATE	02/07/2007	KK		LAND DATE	
INC DATE		KK		AG DATE	

TOTAL OB/XF											33,498	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	:	

Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		753,669	
TOTAL MARKET OB/XF VALUE		33,498	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		1,137,167	
SOH/AGL Deduction		216,873	
ASSESSED VALUE		920,294	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		869,572	
TOTAL JUST VALUE		1,137,167	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,104,899	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18457	REMODEL	10,000	09/01/2006
B0618072	SWIM POOL	35,000	06/01/2006
M11572	MECH OTHER	0	05/01/2006
P10945	OTHER	0	04/01/2006
C17283	CO ISSUED	293,844	03/01/2006
E16909	ELEC OTHER	2,000	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2428/1774	1/28/2021	WD Q	Q	I	01
GRANTOR: SPENCE CHRISTOPHER &					
GRANTEE: MASON WILLIAM L JR					
1062/1621	6/14/2002	WD Q	Q	V	
GRANTOR: GENTRY DONALD G & JAN					
GRANTEE: SPENCE CHRISTOPHER					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2006] W20 S1 FOP=[YR=2006] W11 S15 FST=[YR=2006] W1 S6 E2 N6 W1\$ E11 N 15\$ S15 W10 S6 W2 S12 FOP=[YR=2006] W28 D4 R4 S4 E18 N1 U3 R3 E3 N4\$ S4 W3 D3 L3 S1 W18 N4 U4 L4 W6 D4 L4 S48 E5 S2 E14 N2 E5 N3 UOP=[YR=2006] E8 N1 FOP2006 =E18 FGR=[YR=2006] S33 E5 S2 E14 N2 E5 N31 UOP=[YR=2006] E4 N17 W4 FST20 06=W9 S9 E9 N9\$ S17\$ N8 W9 N5 W7 S5 W8 S6\$ N6 W18 N4 W8 S10 E8\$ W8 S1\$ N11 E8 S4 E26 N5 E7 N4 E5 N67\$.					