

LOT 28
GOLFSIDE AT SUMMER BEACH #2
PB 5/119-123

AUGSPURGER MARK E
95471 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065B-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
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
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NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	1993	1,970	277,784
FGR	552	55	1993	304	42,866
FOP	54	30	1993	16	2,256
FSP	66	40	2002	26	3,666
FST	66	55	1993	36	5,076

TOTALS	2,708			2,352	331,649
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	982.00	SF	5.20
3	1242	WD DECK A	0	100	0	0	195.00	SF	10.00

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
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,352	108.9711	172.17	404,944	1991	1991	0	0	0	18.10	81.90
1 SFR CUST - 100% - 2022												
Heated Area: 1970												
HX Base Yr 2022												

95471 CAPTAINS WAY, FERNANDINA BEACH

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	982.00	SF	5.20	5.20	100	1991	1991	3	59.5	3,038	
3	1242	WD DECK A	0	100	0	0	195.00	SF	10.00	10.00	100	2004	2004	3	21	410	

TOTAL OB/XF													5,828	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	3			

Total Acres:	0.00	Total Land Value:	350,000	Market:	0	Agricultural:	0	Common:	350,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										331,649	
TOTAL MARKET OB/XF VALUE										5,828	
TOTAL LAND VALUE - MARKET										350,000	
TOTAL MARKET VALUE										687,477	
SOH/AGL Deduction										174,872	
ASSESSED VALUE										512,605	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										461,883	
TOTAL JUST VALUE										687,477	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										637,223	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V0000102	REPAIR/RRF	5,384	08/01/2000
7075	NEW CONSTR	80,826	03/13/1991

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2495/0405		9/08/2021	WD	Q	I	01	670,000		
GRANTOR: HATCHELL SHARON K & G									
GRANTEE: AUGSPURGER MARK E									
0729/1208		5/15/1995	WD	Q	I		136,500		
GRANTOR: BOATRIGHT J C									
GRANTEE: HATCHELL SHARON & G									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2002] W6 BAS=[YR=1993] W26 N7 W24 S22 W1 S6 E1 S14 E12 S2 E14 FOP=[YR=1993] E9 N6 FST=[YR=1993] E11 N6 W11 S6\$ W9 S6\$ N6 E9 N6 E11 S12 FGR=[YR=1993] W10 S23 E24 N23 W14\$ E10 N26 W6 N11\$ S11 E6 N11\$.									