LOT 29
GOLFSIDE @ SUMMER BEACH #2
PB 5/119-123

KURTZ LINDA B
95485 CAPTAINS WAY
FERNANDINA BEACH, FL 32034-4346

2025

00-SB-30-065B-0029-0000

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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

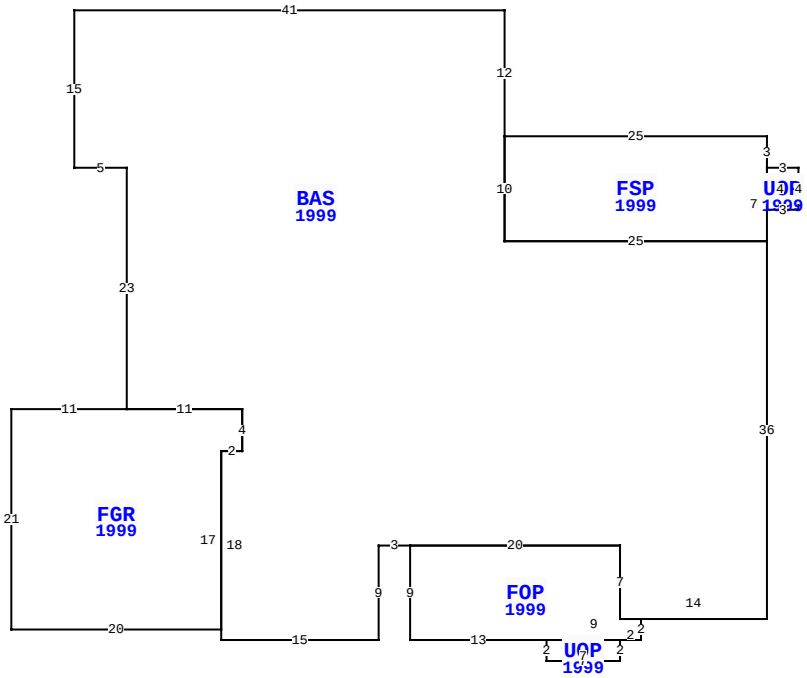
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,744	100	1999	2,744	417,390
FGR	428	55	1999	235	35,746
FOP	184	30	1999	55	8,366
FSP	250	40	1999	100	15,211
UOP	12	20	1999	2	305
UOP	14	20	1999	3	457
TOTALS	3,632			3,139	477,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,139	110.0274	173.84	545,684	1999	1999	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2000 Heated Area: 2744 HX Base Yr 2000



95485 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		477,474
TOTAL MARKET OB/XF VALUE		15,061
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		842,535
SOH/AGL Deduction		386,521
ASSESSED VALUE		456,014
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		400,292
TOTAL JUST VALUE		842,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		786,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805394	NEW CONSTR	127,659	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2320/1702	11/21/2019	WD	U	I	11	100
GRANTOR: PIRO JUSTIN						
GRANTEE: KURTZ LINDA B						
2285/1810	6/21/2019	QC	U	I	11	100
GRANTOR: KURTZ LINDA B						
GRANTEE: KURTZ LINDA B & PIR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W3 FSP=[YR=1999] N3 W25 BAS=[YR=1999] N12 W41 S15 E5 S23 FGR=[YR=1999] W11 S21 E20 N17 E2 N4 W11 $ E11 S4 W2 S18 E15 N9 E3 FOP=[YR=1999] S9 E13 UOP=[YR=1999] S2 E7 N2 W7 $ E9 N2 W2 N7 W20 $ E20 S7 E14 N36 W25 N10 $ S10 E25 N7 $ S4 E3 N4 $.

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	0855	CONC PAVER	0	100	0	0	1,202.00	SF	7.00	7.00	100	2013	2013	3	93	7,825	
3	0855	CONC PAVER	0	100	0	0	221.00	SF	7.00	7.00	100	2013	2013	3	93	1,439	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1999	1999	3	75	44	
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1999	1999	3	20	128	
6	0825	BRICK	0	100	0	0	240.00	SF	12.50	12.50	100	2000	2000	3	93	2,790	

LAND DESCRIPTION

TOTAL OB/XF 15,061

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	000100	C	RES	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS