

LOT 31 & PT LOT 32
GOLF SIDE AT SUMMER BEACH #2
PB 5/119-123

LYONS HENRY
95500 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065B-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

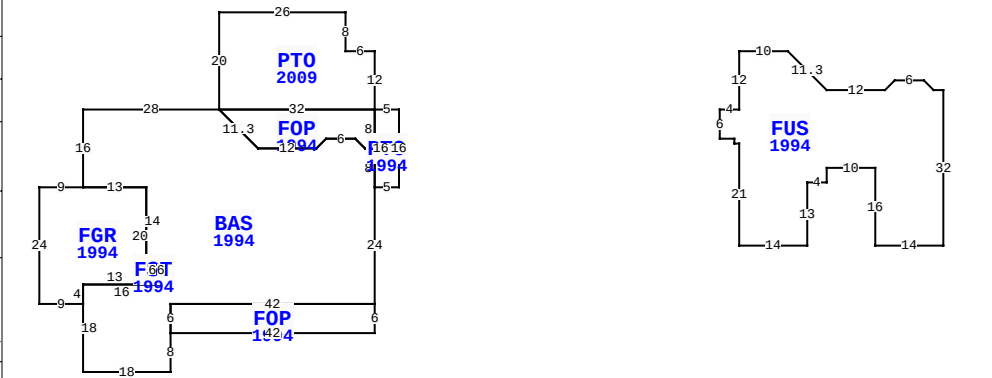
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,166	100	1994	2,166	379,665
FGR	476	55	1994	262	45,924
FOP	208	30	1994	62	10,868
FOP	252	30	1994	76	13,322
FST	18	55	1994	10	1,753
FUS	1,285	100	1994	1,285	225,240
PTO	80	5	1994	4	701
PTO	592	5	2009	30	5,259
TOTALS	5,077			3,895	682,731

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0	100	0	0	1,872.00	SF	7.00	7.00	100
2	0855	CONC PAVER	0	100	0	0	173.00	SF	7.00	7.00	100
3	0911	SCRN RM A	0	100	0	0	560.00	SF	17.50	17.50	100
4	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
6	0351	CARPORT MT	0	100	12	12	144.00	SF	10.00	10.00	100

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,895	123.2685	194.76	758,590	1994	2004	0	0	0	10.00	90.00
1 SFR CUST - 100% - 2024 Heated Area: 3451 HX Base Yr 2024												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		682,731	
TOTAL MARKET OB/XF VALUE		20,891	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		1,053,622	
SOH/AGL Deduction		531	
ASSESSED VALUE		1,053,091	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		1,002,369	
TOTAL JUST VALUE		1,053,622	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,023,412	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230012349		4,622	09/26/2023
B940638	NEW CONSTR	199,800	11/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/1080	3/20/2019	WD Q	Q	I	01	837,500
GRANTOR: KIRCHMEYER JAMES A &						
GRANTEE: LYONS HENRY						
1605/1186	2/10/2009	WD U	U	I	12	400,000
GRANTOR: TAYLOR BEAN & WHITAKE						
GRANTEE: KIRCHMEYER JAMES A						

BUILDING NOTES											
BUILDING DIMENSIONS											
PTO=[YR=2009] W6 N8 W26 S20 BAS=[YR=1994] W28 S16 FGR=[YR=1994] W9 S24 E9 N4 E13 FST=[YR=1994] E3 N6 W3 S6 N20 W13\$ E13 S14 E3 S6 W16 S18 E18 N8 FOP=[YR=1994] E42 N6 W42S6\$ N6 E42 N24 PTO=[YR=1994] E5 N16W5 FOP=[YR=1994] W32 D8 R8 E12 R2 U2 E6 D2 R2 E2 N8\$ S16 \$ N8 W2 L2 U2 W6 D2 L2 W12 L8 U8 \$E32 N12 \$ PTR= E75 FUS=[YR=1994] E10 R8 D8 E12 U2 R2 E6 D2 R2 E2 S32 W14 N16 W10 S3 W4 S13 W14 N21 W1 N1 W3 N6 E4 N12\$ W75 \$.											

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1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	