

PT LOTS 39 & 40
IN OR 2545/1919
GOLFSIDE AT SUMMER BEACH #2

CORMIER FAMILY TRUST/CORMIER ROBIN ANDREA TRUSTEE
95364 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065B-0039-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1998	2,512	381,446
FGR	580	55	1998	319	48,440
FOP	75	30	1998	22	3,341
FSP	168	40	1998	67	10,174
FST	62	55	1998	34	5,163
FST	406	55	1998	223	33,862
FUS	410	100	1998	410	62,258
UOP	47	20	1998	9	1,367
UOP	80	20	1998	16	2,430
TOTALS	4,340			3,612	548,481

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	0855	CONC PAVER	0	100	0	0	1,155.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	237.00	SF	7.00

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,612	110.4705	174.54	630,438	1998	1998	0	0	0 13.00	87.00
1 SFR CUST - 100% - 2020 Heated Area: 2922 HX Base Yr 2020											
95364 CAPTAINS WAY, FERNANDINA BEACH											

95364 CAPTAINS WAY, FERNANDINA BEACH					XF DATE		LAND DATE		03/26/2024		MLU	
					INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600			
1,155.00	SF	7.00	7.00	100	2002	2002	3	80	6,468			
237.00	SF	7.00	7.00	100	2002	2002	3	80	1,327			

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		548,481	
TOTAL MARKET OB/XF VALUE		9,395	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,057,876	
SOH/AGL Deduction		341,536	
ASSESSED VALUE		716,340	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		665,618	
TOTAL JUST VALUE		1,057,876	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,033,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703607	NEW CONSTR	240,000	02/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2545/1919	1/12/2022	WD U	I	11	
GRANTOR: CORMIER ROBIN ANDREA					
GRANTEE: CORMIER FAMILY TRUS					
2299/0293	8/19/2019	WD Q	I	02	
GRANTOR: KELLY ANNE DAVIS LIVI					
GRANTEE: CORMIER ROBIN ANDRE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1998] W6 N4 W2 N4 W12 FSP=[YR=1998] W8 UOP=[YR=1998] N2 E2 N3 W11 S3 E2 S2 E7 \$ W15 S4 E2 S4 E19 N4 E2 N4 \$ S4 W2 S4 W19 N4 W2 N4 W12 S4 W2 S2 W12 S36 E16 S2 W1 S2 E10 FOP=[YR=1998] S3 E13 N3 W3 N4 W8 S2 W2 S2 \$ N2 E2 N2 E8 S4 E11 FGR=[YR=1998] S14 E14 N2 E9 N24 W23 S12 \$ N12 E23 N2 UOP=[YR=1998] E8 N10 W8 S10 \$ N13 E2 N8 W2 N3 \$ PTR= E35 FUS=[YR=1998] E18 FST=[YR=1998] N9 E10 S5 W5 S2 W4 S2 W1 \$ E1 N2 E4 N2 E5 N5 E6 S1 E2 S8 W7 S4 FST=[YR=1998] E8 S24 W5 S2 W11 N26 E8 \$ W10 S12 W11 N4 W8 N12 \$ W35 \$.					