

LOT 44 & PT LOT 43 &
PT SECT 11-2N-28 OR 2505/1661
GOLFSIDE AT SUMMER BEACH #2

STRANDBERG ROBERT C & SUSAN M
95292 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065B-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
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		4 100
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		

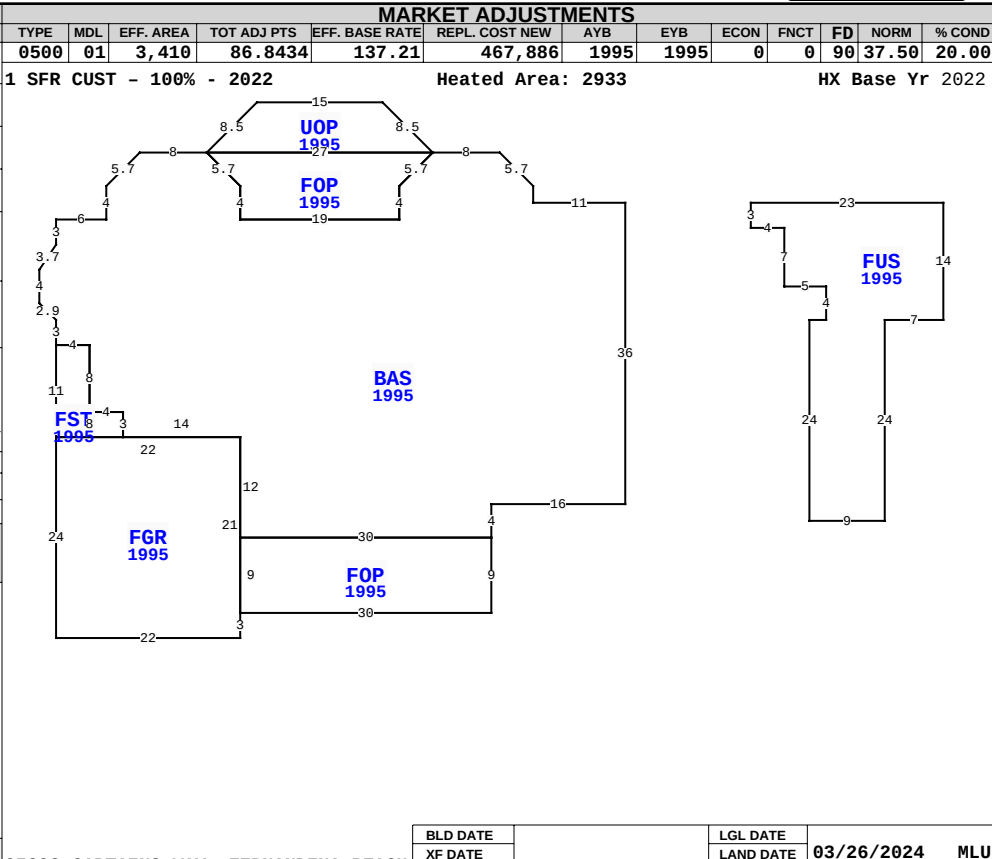
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,459	100	1995	2,459	67,480
FGR	528	55	1995	290	7,958
FOP	168	30	1995	50	1,372
FOP	270	30	1995	81	2,223
FST	56	55	1995	31	851
FUS	474	100	1995	474	13,008
UOP	126	20	1995	25	686

TOTALS	4,081			3,410	93,577
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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	0811	CONCRETE B	0	100	0	0	894.00	SF	5.20
3	0858	SCULP CONC	0	100	0	0	184.00	SF	13.00
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50
5	0858	SCULP CONC	0	100	0	0	191.00	SF	13.00
6	0911	SCRN RM A	0	100	0	0	126.00	SF	17.50

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 03/01/2024 BY TWA



ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	1995	1995	3	76	1,520	
5.20	100	1995	1995	3	68	3,161	
13.00	100	1995	1995	3	90	2,153	
6.50	100	1995	1995	3	68	71	
13.00	100	1995	1995	3	90	2,235	
17.50	100	2008	2008	3	31	684	

TOTAL OB/XF									
9,824									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000		

Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		93,577	
TOTAL MARKET OB/XF VALUE		9,824	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		603,401	
SOH/AGL Deduction		0	
ASSESSED VALUE		603,401	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		552,679	
TOTAL JUST VALUE		603,401	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		598,920	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014321		75,000	11/07/2023
B9501718	NEW CONSTR	112,184	03/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/1661	10/18/2021	WD Q	Q	I	01	1,025,000
GRANTOR: SIEGEL ROBERT S & JOY						
GRANTEE: STRANDBERG ROBERT C						
0761/1053	5/31/1996	WD Q	Q	I		338,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: SIEGEL ROBERT & JOY						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1995] W11 N2 L4 U4 W8 UOP=[YR=1995] U6 L6 W15 D6 L6 FOP=[YR=1995] D4 R4 S4 E19 N4 U4 R4 W27\$ E27\$ D4 L4 S4 W19 N4 U4 L4 W8 D4 L4 S4 W6 S3 L2 D3 S4 D2 R2 S3 FST=[YR=1995] S11 FGR=[YR=1995] S24 E22 N3 FOP=[YR=1995] E30 N9 W30 S9\$ N21 W22\$ E8 N3 W4 N8 W4\$ E4 S8 E4 S3 E14 S12 E30 N4E16 N36\$ PTR=E15FUS=[YR=1995] E23 S14 W7 S24 W9 N24 E2 N4 W5 N7 W4 N3\$ W15\$.									

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