

LOT 51 & PT SECT 11-2N-28
IN OR 2515/111
GOLFIDE AT SUMMER BEACH #2

AMMIANO MICHAEL & DEBRA LIVING TRUST/AMMIANO MICHA
95166 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065B-0051-0000



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 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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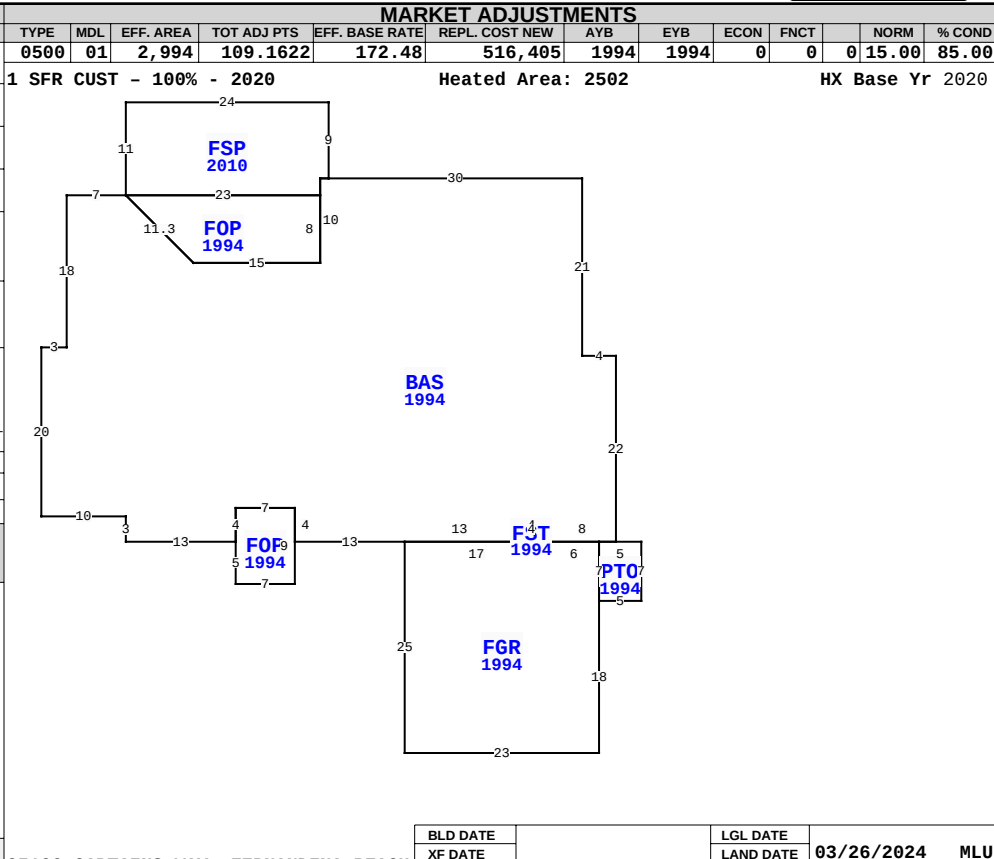
NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,502	100	1994	2,502	366,813
FGR	575	55	1994	316	46,328
FOP	63	30	1994	19	2,785
FOP	152	30	1994	46	6,744
FSP	262	40	2010	105	15,394
FST	8	55	1994	4	587
PTO	35	5	1994	2	293

TOTALS	3,597			2,994	438,944
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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	0855	CONC PAVER	0	100	0	0	1,655.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	30.00	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	0003	PUD	0.00	0.00	1.00



95166 CAPTAINS WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	03/26/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		438, 944	
TOTAL MARKET OB/XF VALUE		13, 323	
TOTAL LAND VALUE - MARKET		500, 000	
TOTAL MARKET VALUE		952, 267	
SOH/AGL Deduction		339, 969	
ASSESSED VALUE		612, 298	
TOTAL EXEMPTION VALUE		HX HB	50, 722
BASE TAXABLE VALUE		561, 576	
TOTAL JUST VALUE		952, 267	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		932, 664	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216070	WTRHTR	0	08/01/2012
B23737	XFOB	4,123	06/01/2010
B9906458	GARAGE	19,000	10/01/1999
B9501937	ADDITION	2,658	05/01/1995
B9400835	NEW CONSTR	160,865	03/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2515/0111	11/04/2021	WD	U	I	11
GRANTOR: AMMIANO MICHAEL J & D					
GRANTEE: AMMIANO MICHAEL & D					
2262/0851	3/15/2019	WD	Q	I	02
GRANTOR: WOODS SANDRA					
GRANTEE: AMMIANO MICHAEL J &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1994] W4 N21W30 FSP=[YR=2010] N9 W24 S11					
FOP=[YR=1994] D8 R8 E15 N8 W23\$ E23 N2 E1\$ W1 S10 W15 U8 L8					
W7 S18 W3 S20 E10 S3 E13 FOP=[YR=1994] S5 E7 N9 W7 S4 \$ N4 E7					
S4 E13 FGR=[YR=1994] S25 E23 N18 PTO=[YR=1994] E5 N7 W5 S7 \$					
N7 W6 FST=[YR=1994] N2 W4 S2 E4 \$ W17 \$ E13 N2 E4 S2 E8 N22 \$					