

LOT 61 & PT OF LOT 62 &
PT OF SECT 11-2N-28
IN OR 2297/679

DUNCAN ORVAL WAYNE & DIANE H
95075 SPINNAKER DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065B-0061-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 8																	
Exterior Wall	16	WD FR STUC 100	0500	01	4,337	121.8448	192.51	834,916	2007	2012	0	0	0	6.00	94.00	VALUATION SUMMARY																	
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2021														Heated Area: 3785																
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2021																
Interior Wall	05	DRYWALL 100																															
Interior Floo	11	CLAY TILE 80																															
Interior Floo	14	CARPET 20																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		5 100																															
Bathrooms		4 100																															
Frame	02	WOOD FRAME 100																															
Stories	1.	1. 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	3,139	100	2007	3,139	568,032																												
FGR	740	55	2007	407	73,651																												
FOP	86	30	2007	26	4,705																												
FOP	293	30	2007	88	15,925																												
FUS	646	100	2007	646	116,899																												
UOP	48	20	2007	10	1,810																												
UOP	104	20	2007	21	3,800																												
TOTALS			5,056		4,337	784,821																											
EXTRA FEATURES						95075 SPINNAKER DR, FERNANDINA BEACH																											
L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800																	
2	0855	CONC PAVER	0	100	0	0	1,989.00	SF	10.00	10.00	100	2007	2007	3	87	17,304																	
3	0861	POOL GUNIT	0	100	0	0	365.00	SF	85.00	85.00	100	2007	2007	3	44	13,651																	
4	0911	SCRN RM A	0	100	41	36	1,476.00	SF	17.50	17.50	100	2017	2017	3	74	19,114																	
5	0845	KOOL DECK	0	100	0	0	622.00	SF	7.25	7.25	100	2007	2007	3	87	3,923																	
6	0855	CONC PAVER	0	100	0	0	433.00	SF	10.00	10.00	100	2007	2007	3	87	3,767																	
7	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	2007	2007	3	87	158																	
TOTAL OB/XF 59,717																																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	500,000.00	550,000.00	550,000																
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 07/30/2025 BY SYS																																	

VALUATION BY STANDARD

Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 784,821

TOTAL MARKET OB/XF VALUE 59,717

TOTAL LAND VALUE - MARKET 550,000

TOTAL MARKET VALUE 1,394,538

SOH/AGL Deduction 721,177

ASSESSED VALUE 673,361

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 622,639

TOTAL JUST VALUE 1,394,538

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 1,361,376

PERMIT NUM DESCRIPTION AMT ISSUED

19011767 REMODEL 25,000 11/12/2019

B1702474 SCRNRM 0 03/24/2017

M12290 MECH OTHER 0 12/01/2006

B19139 SWIM POOL 27,480 11/01/2006

C18605 CO ISSUED 0 10/01/2006

E18216 ELEC OTHER 2,000 10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2297/0679	8/13/2019	WD	Q	I	01	1,250,000

GRANTOR: PENNINGTON ELLEN L RE

GRANTEE: DUNCAN ORVAL WAYNE

1426/0571 7/07/2006 WD Q V 450,000

GRANTOR: ALBRIGHT GREGORY J &

GRANTEE: PENNINGTON ELLEN L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 D3 L3 W15 FOP=[YR=2007] W32 D2 R2 S5 D3 R3 E24 U3 R3 N7\$ S7 D3 L3 W24 U3 L3 N5 U2 L2 W7 D2 L2 S25 W2 S23 E3 S1 E8 N1 E3 N8 E9 FOP=[YR=2007] S6 UOP=[YR=2007] S4 E12 N4 W12\$ E12 N6 W3 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 S4 E6 FGR=[YR=2007] S23 E2 S11 E5 S1 E10 N1 E6 N22 UOP=[YR=2007] E8 N13 W8 S13\$ N10 W15 N2 W8\$ E8 S2 E15 N28 E3 R3 U3 N17 U3 L3 \$ PTR=E15 FUS=[YR=2007] E22 S13 E2 S12 W5 S11 W8 N12 W10 N5 W1 N19\$ W15\$.