

LOT 70
IN OR 625 PG 70
GOLFSIDE AT SUMMER BEACH #2

SPENCER RICHARD L JR & LISA M
95385 SPINNAKER DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065B-0070-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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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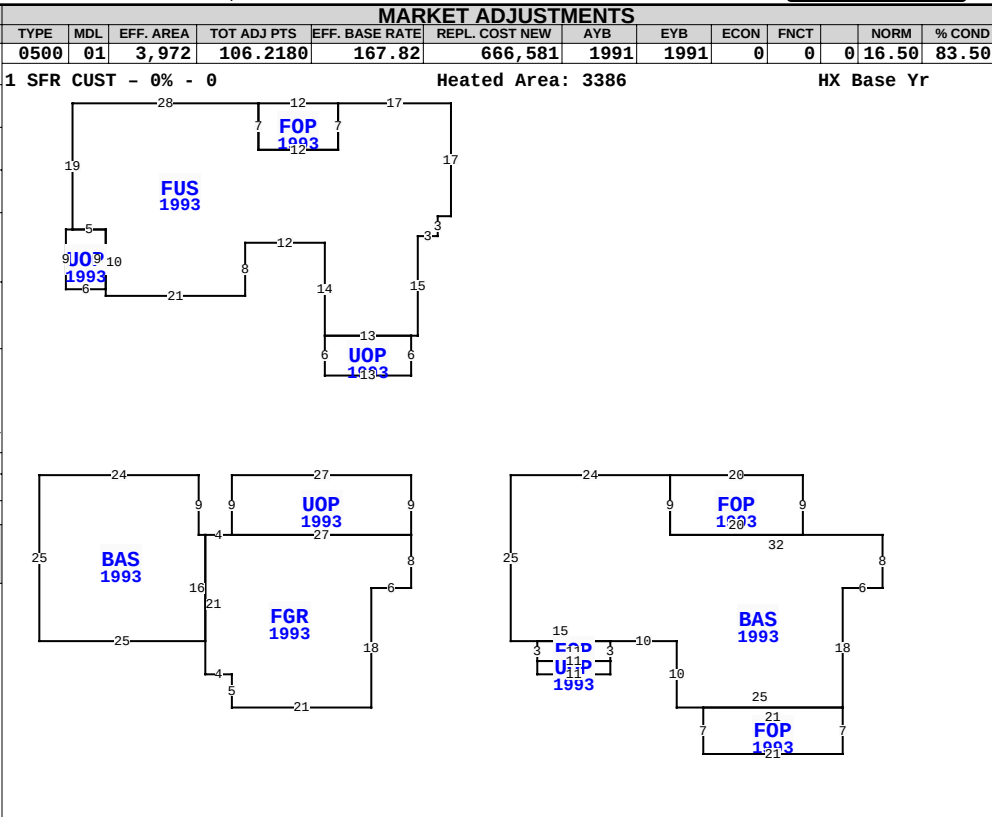
NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	1993	616	86,320
BAS	1,314	100	1993	1,314	184,130
FGR	678	55	1993	373	52,268
FOP	33	30	1993	10	1,401
FOP	84	30	1993	25	3,504
FOP	147	30	1993	44	6,166
FOP	180	30	1993	54	7,567
FUS	1,456	100	1993	1,456	204,029
UOP	22	20	1993	4	560
UOP	54	20	1993	11	1,541
TOTALS	4,905			3,972	556,595

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
2	0812	CONCRETE C	0	0	0	0	1,421.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,382	
3	0858	SCULP CONC	0	0	0	0	647.00	SF	13.00	13.00	100	1991	1991	3	86	7,233	
4	1242	WD DECK A	0	0	0	0	44.00	SF	10.00	10.00	100	1991	1991	3	20	88	
5	0462	ST/AL FNC	0	0	194	0	768.00	SF	10.00	10.00	100	1999	1999	3	26	1,997	
6	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00	85.00	100	1999	1999	3	21	8,033	
7	0845	KOOL DECK	0	0	0	0	574.00	SF	7.25	7.25	100	1999	1999	3	75	3,121	
8	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE	556,595			
TOTAL MARKET OB/XF VALUE	25,414			
TOTAL LAND VALUE - MARKET	625,000			
TOTAL MARKET VALUE	1,207,009			
SOH/AGL Deduction	138,603			
ASSESSED VALUE	1,068,406			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	1,068,406			
TOTAL JUST VALUE	1,207,009			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	1,183,208			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7188	NEW CONSTR	98,008	04/29/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0625/0070	4/29/1991	WD	Q	V	01
GRANTOR: SPENCER RICHARD L					
GRANTEE: SPENCER RICHARD & L					
0505/0626	12/15/1986	WD	U	V	
GRANTOR: SUMMER BCH AMENITIES					
GRANTEE: SPENCER RICHARD L					

BUILDING NOTES		
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BUILDING DIMENSIONS		
UOP=[YR=1993] W27 S9 FGR=[YR=1993] W4 BAS=[YR=1993] W1 N9 W24 S25 E25 N16\$ S21 E4 S5 E21 N18E6 N8 W27\$ E27 N9\$ PTR=E15 BAS=[YR=1993] E24 FOP=[YR=1993] E20 S9 W20 N9\$ S9 E32 S8 W6 S18 FOP=[YR=1993] S7 W21 N7 E21\$ W25 N10 W10 FOP=[YR=1993] S3 UOP=[YR=1993] S2 W11 N2 E11\$ W11 N3 E11\$ W15 N25\$ W15\$ PTR=N15 UOP=[YR=1993] N6 FUS=[YR=1993] E1 N15 E3 N3 E2 N17 W17 FOP=[YR=1993] W12 S7 E12 N7\$ S7 W12 N7 W28 S19 UOP=[YR=1993] W1 S9 E6 N9 W5\$ E5 S10 E21 N8 E12 S14 E13\$ W13 S6 E13 \$ S15\$.		

LAND DESCRIPTION			TOTAL OB/XF			25,414											
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.25	500,000.00	625,000.00	625,000