

LOT 76
GOLFSIDE AT SUMMER BEACH #2
PB 5/119-123

RAGUCCI CHRISOPHTER THOMAS & JANA
95412 SPINNAKER DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065B-0076-0000



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																										
Exterior Wall	17	CB STUCCO 100	0500	11	4,153	133.6650	211.19	877,072	2005	2005	0	0	0	9.50	90.50	VALUATION SUMMARY																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2025													Heated Area: 3421													HX Base Yr 2025												
Roof Cover	07	CONC TILE 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	12	HARDWOOD 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	2.	2. 100																																							
Units		0 100																																							
Quality			03	Quality Level 03																																					
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	2,030	100	2005	2,030	387,988																																				
FGR	720	55	2005	396	75,686																																				
FOP	132	30	2005	40	7,645																																				
FOP	132	30	2005	40	7,645																																				
FOP	246	30	2005	74	14,143																																				
FOP	260	30	2005	78	14,908																																				
FUS	1,391	100	2005	1,391	265,857																																				
PTO	9	5	2005	0	0																																				
PTO	55	5	2005	3	574																																				
UAT	164	10	2005	16	3,058																																				
TOTALS	5,568			4,153	793,750																																				
EXTRA FEATURES						95412 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	2005	2005	3	88	1,760																									
2	0812	CONCRETE C	0	100	0	0	1,362.00	SF	4.00	4.00	100	2005	2005	3	84	4,576																									
3	0858	SCULP CONC	0	100	0	0	233.00	SF	13.00	13.00	100	2005	2005	3	96	2,908																									
4	0462	ST/AL FNC	0	100	0	0	1,028.00	SF	10.00	10.00	100	2005	2005	3	36	3,701																									
5	0810	CONCRETE A	0	100	0	0	274.00	SF	6.50	6.50	100	2005	2005	3	84	1,496																									
6	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	2005	2005	3	84	546																									
TOTAL OB/XF 14,987																																									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.50	500,000.00	750,000.00	750,000																								
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS																																									