

LOT 77
GOLFSIDE AT SUMMER BEACH #2
PB 5/119-123

HOLLAND STEPHEN A & NICOLLE
95398 SPINNAKER DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065B-0077-0000



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	16	WD FR STUC 100	0500	11	5,343	136.1844	215.17	1,149,653	1989	1989	0	0	0	17.50	82.50	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022													Heated Area: 4526													HX Base Yr 2022												
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		6 100																																							
Bathrooms		3.5 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	3.	3. 100																																							
Units		0 100																																							
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																																				
BAL	726	15	1994	109	19,350																																				
BAL	180	15	2010	27	4,793																																				
BAS	2,207	100	1993	2,207	391,776																																				
BAS	1,410	100	2010	1,410	250,297																																				
FGR	682	55	1993	375	66,568																																				
FOP	35	30	1993	10	1,775																																				
FST	432	55	1993	238	42,248																																				
FUS	677	100	1993	677	120,178																																				
PTO	856	5	1994	43	7,633																																				
SFB	290	80	2010	232	41,183																																				
TOTALS	7,613			5,343	948,464																																				
EXTRA FEATURES						95398 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	1989	1989	3	64	1,280																									
2	0812	CONCRETE C	0	100	0	0	2,344.00	SF	4.00	4.00	100	1989	1989	3	54.5	5,110																									
3	0861	POOL GUNIT	0	100	0	0	800.00	SF	85.00	85.00	100	2022	2022	3	95	64,600																									
4	0855	CONC PAVER	0	100	0	0	280.00	SF	10.00	10.00	100	2022	2022	3	99	2,772																									
5	0855	CONC PAVER	0	100	0	0	130.00	SF	10.00	10.00	100	2022	2022	3	99	1,287																									
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860																									
TOTAL OB/XF 76,909																																									
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	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 11/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS																																									