

LOT 79
GOLFSIDE AT SUMMER BEACH #2
PB 5/119-123

SMITH PEGGY
1445 SADLER ROAD #1040
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065B-0079-0000



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	AP	NORM	% COND	PAGE 1 of 1													
Exterior Wall	16	WD FR STUC 100	0500	01	3,979	94.0500	148.60	591,279	1990	1990	0	0	2	17.00	81.00	VALUATION BY													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 2025														Heated Area: 3343												
Roof Cover	03	COMP SHNGL 100															HX Base Yr												
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	07	CORK/VTILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		4.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	3.	3. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			02	Quality Level 02																									
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	796	100	1993	796	95,812																								
BAS	1,372	100	1993	1,372	165,142																								
FGR	528	55	1993	290	34,906																								
FOP	210	30	1993	63	7,583																								
FOP	376	30	1993	113	13,602																								
FST	160	55	1993	88	10,592																								
FUS	1,175	100	1993	1,175	141,430																								
UOP	36	20	1993	7	842																								
UOP	376	20	1993	75	9,027																								
TOTALS	5,029			3,979	478,936																								
EXTRA FEATURES						95366 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320													
2	0812	CONCRETE C	0	0	0	0	2,343.00	SF	4.00	4.00	100	1990	1990	3	57	5,342													
TOTAL OB/XF 6,662																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	0		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																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	8/02/2024	CN U	I	I	11	945,000

GRANTOR: COSTIERO LLC

GRANTEE: SMITH PEGGY

2690/1967	1/25/2024	WD	Q	I	02	1,240,000
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GRANTOR: DEAL JOANNA C L/E

GRANTEE: COSTIERO LLC

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W20 S2 W22 S8 BAS=[YR=1993] S22 E6 S15 E13
UOP=[YR=1993] E12 FGR=[YR=1993] S16 E22 N24 W22 S8 \$ N3 W12
S3 \$ N3 E12 N5 E13 N16 W2 N13 W42 \$ E42 N10 \$ PTR= E15
FST=[YR=1993] E20 FOP=[YR=1993] N2 E21 S10 BAS=[YR=1993] S13
E2 S4 W22 S4 W14 S1 W7 N22 E41 \$ W21 N8 \$ S8 W20 N8 \$ W15 \$
PTR= N30 FUS=[YR=1993] N34 FOP=[YR=1993] N10 W20 S2 W22 S8
E42 \$ W42 S20 E6 S17 E12 N20 E9 S4 E4 S13 E11 \$ S30 \$.