LOT 81
GOLFSIDE AT SUMMER BEACH #2
PB 5/119-123

BROWN MICHAEL
95330 SPINNAKER DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065B-0081-0000

BUILDING CHARACTERISTICS

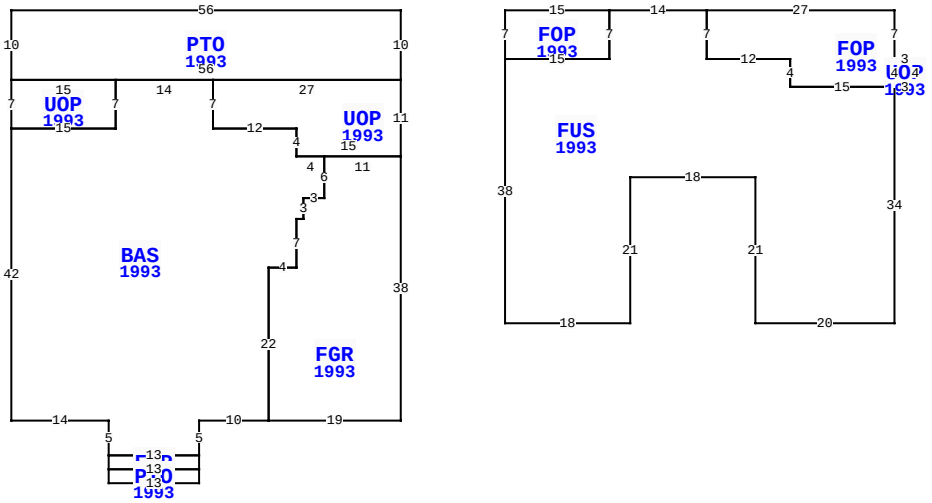
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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	1,824	100	1993	1,824	329,660
FGR	631	55	1993	347	62,715
FOP	26	30	1993	8	1,446
FOP	105	30	1993	32	5,783
FOP	249	30	1993	75	13,556
FUS	1,788	100	1993	1,788	323,153
PTO	26	5	1993	1	181
PTO	560	5	1993	28	5,060
UOP	12	20	1993	2	361
UOP	105	20	1993	21	3,796
TOTALS	5,575			4,176	754,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,176	129.2544	204.22	852,823	1991	2001	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2023 Heated Area: 3612 HX Base Yr 2023



** This building has 11 Sub-Areas

95330 SPINNAKER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		754,748
TOTAL MARKET OB/XF VALUE		6,408
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,511,156
SOH/AGL Deduction		211,219
ASSESSED VALUE		1,299,937
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,249,215
TOTAL JUST VALUE		1,511,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,477,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6974	NEW CONSTR	208,000	02/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/1930	6/15/2022	WD	Q	I	02	1,575,000
GRANTOR: EDWARDS BRUCE B JR						
GRANTEE: BROWN MICHAEL						
2304/0063	9/09/2019	WD	Q	I	01	975,000
GRANTOR: SMITH JACKSON S III &						
GRANTEE: EDWARDS BRUCE B JR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W56 S10 UOP=[YR=1993] S7 BAS=[YR=1993] S42 E14S5 FOP=[YR=1993] S2 PTO=[YR=1993] S2 E13 N2 W13$ E13 N2 W13$ E13 N5 E10 FGR=[YR=1993] E19N38 UOP=[YR=1993] N11 W27 S7 E12 S4 E15$ W11 S6 W3 S3 W1 S7 W4 S22$N22 E4N7E1N3E3N6W4N4W12N7W14 S7 W15$ E15 N7 W15$ E56 N10$ PTR= E15 FOP=[YR=1993] E15 FUS=[YR=1993] E14 FOP=[YR=1993] E27 S7 UOP=[YR=1993] E3 S4 W3 N4$ S4 W15 N4 W12N7$ S7 E12 S4 E15 S34 W20 N21 W18 S21 W18 N38 E15 N7$ S7 W15N7$ W15$.

EXTRA FEATURES

LN	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	2.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	2,720	
2	0812	CONCRETE C	0	100	0	0	1,526.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,632	
3	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	1991	1991	3	20	56	

LAND DESCRIPTION

TOTAL OB/XF 6,408

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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