LOTS 34,35 & 36
SUB OF SO PT SEC 12-2N-28E
DBK 39/292

KRAFT ATHLETIC CLUB
961023 BUCCANEER TRAIL
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0034-0000

BUILDING CHARACTERISTICS

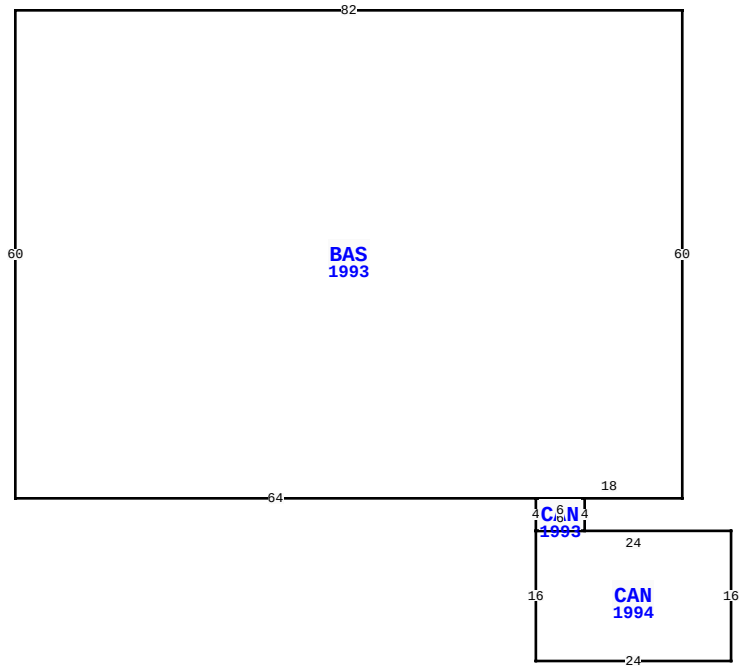
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	10	TERRAZZO 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	05	STEEL 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,920	100	1993	4,920	226,313
CAN	24	30	1993	7	322
CAN	384	30	1994	115	5,290
TOTALS	5,328			5,042	231,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	5,042	61.7738	69.96	352,738	1962	1962	0	0	0	34.25	65.75

1 CLUB HOUSE 0% - 0 Heated Area: 4920 HX Base Yr



BLD DATE	06/26/2018	KK	LGL DATE		
XF DATE	06/26/2018	KK	LAND DATE	04/10/2026	DC
INC DATE			AG DATE		

961023 BUCCANEER TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 6 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		511,150
TOTAL MARKET OB/XF VALUE		217,382
TOTAL LAND VALUE - MARKET		2,174,050
TOTAL MARKET VALUE		2,902,582
SOH/AGL Deduction		0
ASSESSED VALUE		2,902,582
TOTAL EXEMPTION VALUE	35	1,973,755
BASE TAXABLE VALUE		928,827
TOTAL JUST VALUE		2,902,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,755,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1428454	REMODEL	0	11/01/2014
E1326214	TENNIS COURTS LIG	0	05/01/2013
B25297	ADDITION	11,718	11/01/2011
E23884	ELEC OTHER	0	10/01/2011
B0311290	REMODEL	219	06/01/2003
0351	H/AC	1,785	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W82 S60 E64 CAN=[YR=1993] S4 CAN=[YR=1994] S16 E24 N16 W24$ E6 N4 W6$ E18 N60$.

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	0422	CL FNC 4'	0	0	0	0	305.00	LF	15.00	15.00	100	1991	1991	3	26	1,190	
2	0422	CL FNC 4'	0	0	0	0	1,259.00	LF	15.00	15.00	100	1970	1970	3	20	3,777	
3	0422	CL FNC 4'	0	0	0	0	313.00	LF	15.00	15.00	100	1980	1980	3	20	939	
4	0100	BAR-B-Q	0	0	0	0	2.00	UT	200.00	200.00	100	1970	1970	3	20	80	
5	0680	POLE SHED	0	0	0	0	1,228.00	SF	10.00	10.00	100	1970	1970	3	20	2,456	
6	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	3,416	
7	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	1970	1970	3	20	1,440	
8	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440	
9	0812	CONCRETE C	0	0	0	0	2,151.00	SF	4.00	4.00	100	1970	1970	3	20	1,721	
10	0810	CONCRETE A	0	0	28	4	112.00	SF	6.50	6.50	100	1970	1970	3	20	146	

TOTAL OB/XF 16,605

LAND DESCRIPTION

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	0	0006	RSF-1	0.00	0.00	7.40	AC		1.00	1.00	0.27	350,000.00	94,500.00	699,300							
2	000132	C	RES RIVER	0		RSF-1	347.00	251.00	347.00	FF		1.00	1.00	0.50	8,500.00	4,250.00	1,474,750							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 7.40 Total Land Value: 2,174,050 Market: 0 Agricultural: 0 Common: 2,174,050 PRINTED 07/09/2026 BY SYS

LOTS 34,35 & 36
SUB OF SO PT SEC 12-2N-28E
DBK 39/292

KRAFT ATHLETIC CLUB
961023 BUCCANEER TRAIL
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

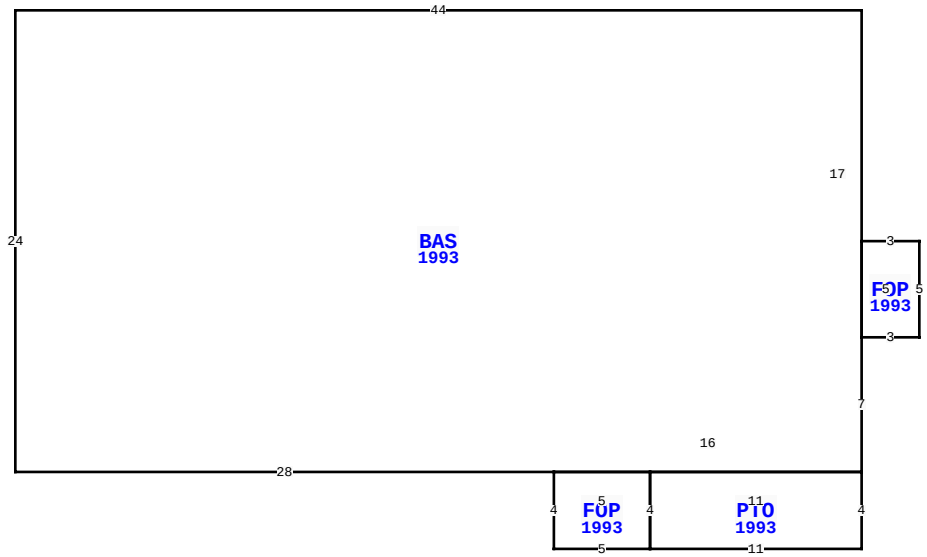
DOR CODE	7700	CLUBS/LODGES/HALLS	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	71,254
FOP	15	30	1993	4	270
FOP	20	30	1993	6	405
PTO	44	5	1993	2	135
TOTALS	1,135			1,068	72,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,068	102.8200	107.96	115,301	1949	1949	0	0	0	37.50	62.50

2 SINGLE FAM 0% - 0 Heated Area: 1056 HX Base Yr



961023 BUCCANEER TRL, FERNANDINA BEACH

BLD DATE	06/26/2018	KK	LGL DATE		
XF DATE	06/26/2018	KK	LAND DATE	04/10/2026	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		511,150
TOTAL MARKET OB/XF VALUE		217,382
TOTAL LAND VALUE - MARKET		2,174,050
TOTAL MARKET VALUE		2,902,582
SOH/AGL Deduction		0
ASSESSED VALUE		2,902,582
TOTAL EXEMPTION VALUE	35	1,973,755
BASE TAXABLE VALUE		928,827
TOTAL JUST VALUE		2,902,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,755,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8039	NEW CONSTR	26,880	04/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E28 FOP=[YR=1993] S4 E5 PTO=[YR=1993] E11 N4 W11 S4 $ N4 W5 $ E16 N7 FOP=[YR=1993] E3 N5 W3 S5 $ N17 $.

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
11	0422	CL FNC 4'	0	0	0	0	221.00	LF	15.00	15.00	100	1991	1991	3	26	862	
12	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	45	225	
13	0940	SHEDS/PORT	0	0	9	8	72.00	SF	30.00	30.00	100	2000	2000	3	20	432	
14	0351	CARPORT MT	0	0	40	24	960.00	SF	10.00	10.00	100	2005	2005	3	21	2,016	
15	0479	VF PICKET	0	0	0	0	78.00	LF	7.00	7.00	100	2005	2005	3	61	333	
16	1242	WD DECK A	0	0	0	0	220.00	SF	10.00	10.00	100	1987	1987	3	20	440	
17	0819	CONC 12"	0	0	7	4	28.00	SF	9.50	9.50	100	1970	1970	3	20	53	
18	0811	CONCRETE B	0	0	36	17	612.00	SF	5.20	5.20	100	2000	2000	3	75	2,387	
19	0810	CONCRETE A	0	0	32	4	128.00	SF	6.50	6.50	100	1962	1962	3	20	166	
20	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	2000	2000	3	20	624	

TOTAL OB/XF 7,538

LAND DESCRIPTION

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

REVIEW DATE 01/31/2024 BY KBA Total Acres: 7.40 Total Land Value: 2,174,050 Market: 0 Agricultural: 0 Common: 2,174,050 PRINTED 07/09/2026 BY SYS

LOTS 34,35 & 36
SUB OF SO PT SEC 12-2N-28E
DBK 39/292

KRAFT ATHLETIC CLUB
961023 BUCCANEER TRAIL
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

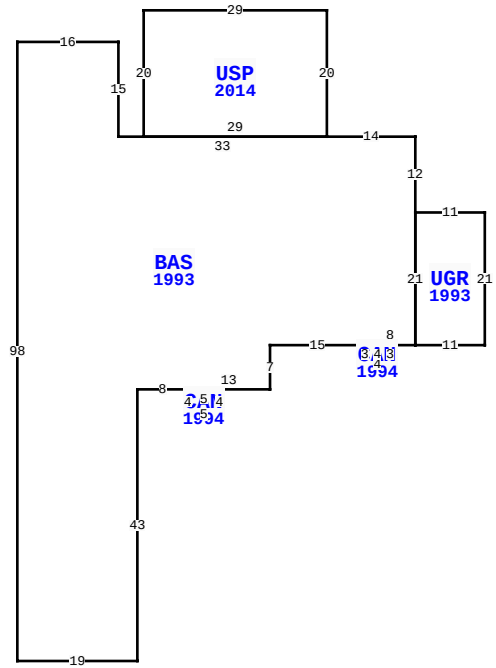
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floo	05	ASPH TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,416	100	1993	3,416	105,205
CAN	12	30	1994	4	123
CAN	20	30	1994	6	185
UGR	231	40	1993	92	2,833
USP	580	40	2014	232	7,145
TOTALS	4,259			3,750	115,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	3,750	50.1275	56.77	212,888	1949	1949	0	0	0	45.75	54.25

3 CLUB HOUSE 0% - 0 Heated Area: 3416 HX Base Yr



961023 BUCCANEER TRL, FERNANDINA BEACH

BLD DATE	06/26/2018	KK	LGL DATE		
XF DATE	06/26/2018	KK	LAND DATE	04/10/2026	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		511,150
TOTAL MARKET OB/XF VALUE		217,382
TOTAL LAND VALUE - MARKET		2,174,050
TOTAL MARKET VALUE		2,902,582
SOH/AGL Deduction		0
ASSESSED VALUE		2,902,582
TOTAL EXEMPTION VALUE	35	1,973,755
BASE TAXABLE VALUE		928,827
TOTAL JUST VALUE		2,902,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,755,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W11 BAS=[YR=1993] N12 W14 USP=[YR=2014] N20 W29 S20 E29$ W33 N15 W16 S98 E19 N43 E8 CAN=[YR=1994] S4 E5 N4 W5$ E13 N7 E15 CAN=[YR=1994] S3 E4 N3 W4$ E8 N21$ S21 E11 N21$.

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
21	0820	WOOD WALK	0	0	23	4	92.00	SF	11.75	11.75	100	2004	2004	3	40	432	
22	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	2010	2010	3	35	168	
23	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	2010	2010	3	35	168	
24	0992	RUBICO CRT	0	0	0	0	7.00	UT	35,000.00	35,000.00	100	2005	2005	3	52	127,400	
25	0422	CL FNC 4'	0	0	0	0	124.00	LF	15.00	15.00	100	2005	2005	3	61	1,135	
26	0425	CL FNC 8'	0	0	0	0	306.00	LF	10.65	10.65	100	2005	2005	3	61	1,988	
27	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2005	2005	3	61	732	
28	0646	LWN SPRK H	0	0	0	0	14.00	UT	2.00	2.00	100	2005	2005	3	85	24	
29	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2011	2011	3	56	7,840	
30	1242	WD DECK A	0	0	20	12	240.00	SF	10.00	10.00	100	2012	2012	3	45	1,080	

TOTAL OB/XF 140,967

LAND DESCRIPTION

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

REVIEW DATE 01/31/2024 BY KBA Total Acres: 7.40 Total Land Value: 2,174,050 Market: 0 Agricultural: 0 Common: 2,174,050 PRINTED 07/09/2026 BY SYS

LOTS 34,35 & 36
SUB OF SO PT SEC 12-2N-28E
DBK 39/292

KRAFT ATHLETIC CLUB
961023 BUCCANEER TRAIL
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

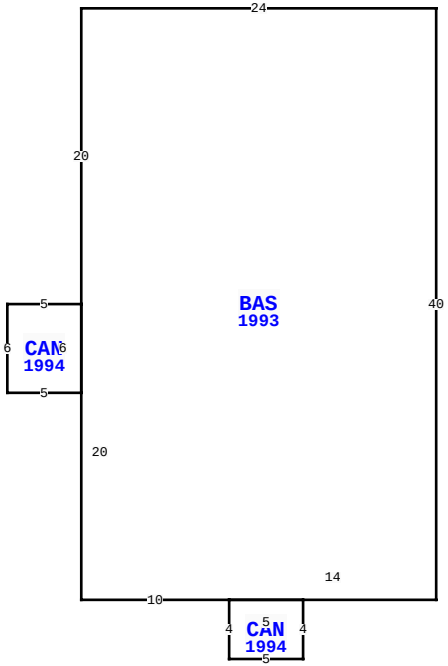
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 90
Interior Floo	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	79,522
CAN	20	30	1994	6	497
CAN	30	30	1994	9	745
TOTALS	1,010			975	80,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	975	86.5620	98.03	95,579	1992	1992	0	0	0	15.50	84.50

4 CLUB HOUSE 0% - 0 Heated Area: 960 HX Base Yr



961023 BUCCANEER TRL, FERNANDINA BEACH

BLD DATE	06/26/2018	KK	LGL DATE	
XF DATE	06/26/2018	KK	LAND DATE	04/10/2026 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		511,150
TOTAL MARKET OB/XF VALUE		217,382
TOTAL LAND VALUE - MARKET		2,174,050
TOTAL MARKET VALUE		2,902,582
SOH/AGL Deduction		0
ASSESSED VALUE		2,902,582
TOTAL EXEMPTION VALUE	35	1,973,755
BASE TAXABLE VALUE		928,827
TOTAL JUST VALUE		2,902,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,755,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S20 CAN=[YR=1994] W5 S6 E5 N6 $ S20 E10
CAN=[YR=1994] S4 E5 N4 W5 $ E14 N40 $.

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
31	0422	CL FNC 4'	0	0	0	0	124.00	LF	15.00	15.00	100	2011	2011	3	76	1,414	
32	0425	CL FNC 8'	0	0	0	0	390.00	LF	10.65	10.65	100	2011	2011	3	76	3,157	
33	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2011	2011	3	76	912	
34	0646	LWN SPRK H	0	0	0	0	30.00	UT	2.00	2.00	100	2011	2011	3	90	54	
35	0422	CL FNC 4'	0	0	0	0	66.00	LF	15.00	15.00	100	2011	2011	3	76	752	
36	0425	CL FNC 8'	0	0	0	0	377.00	LF	10.65	10.65	100	2011	2011	3	76	3,051	
37	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2011	2011	3	76	912	
38	0646	LWN SPRK H	0	0	0	0	16.00	UT	2.00	2.00	100	2011	2011	3	90	29	
39	0097	AWNING CN	0	0	0	0	12.00	SF	65.00	65.00	100	2011	2011	3	56	437	
40	0810	CONCRETE A	0	0	12	8	96.00	SF	6.50	6.50	100	2011	2011	3	90	562	

TOTAL OB/XF 11,280

LAND DESCRIPTION

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

REVIEW DATE 01/31/2024 BY KBA Total Acres: 7.40 Total Land Value: 2,174,050 Market: 0 Agricultural: 0 Common: 2,174,050 PRINTED 07/09/2026 BY SYS

LOTS 34,35 & 36
SUB OF SO PT SEC 12-2N-28E
DBK 39/292

KRAFT ATHLETIC CLUB
961023 BUCCANEER TRAIL
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

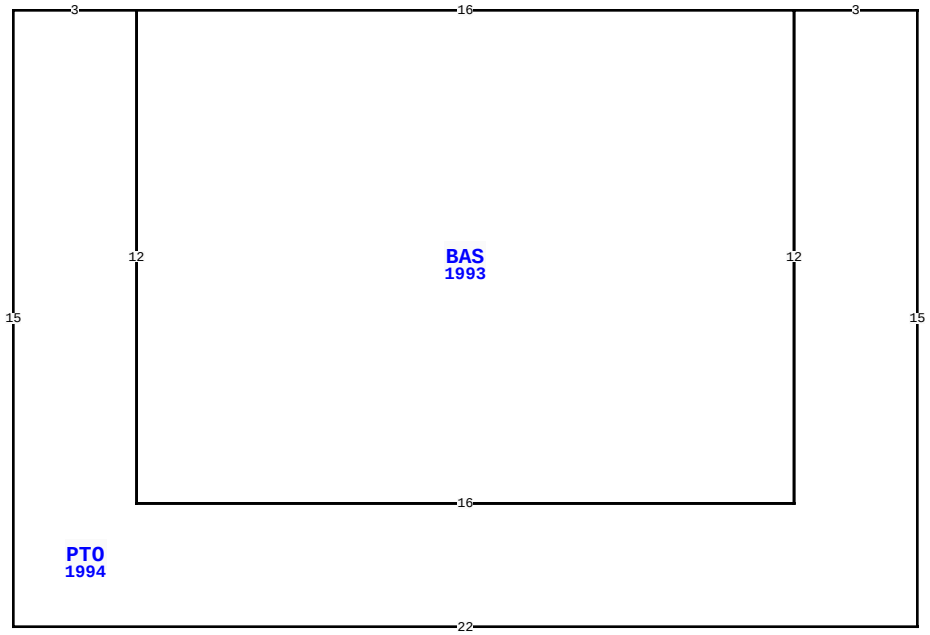
DOR CODE	7700	CLUBS/LODGES/HALLS	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	1993	192	10,523
PTO	138	5	1994	7	384
TOTALS	330			199	10,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	199	61.2360	109.61	21,812	1962	1962	0	0	0	50.00	50.00

5 RSTRM BLDG 0% - 0 Heated Area: 192 HX Base Yr



961023 BUCCANEER TRL, FERNANDINA BEACH

BLD DATE	06/26/2018	KK	LGL DATE		
XF DATE	06/26/2018	KK	LAND DATE	04/10/2026	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		511,150
TOTAL MARKET OB/XF VALUE		217,382
TOTAL LAND VALUE - MARKET		2,174,050
TOTAL MARKET VALUE		2,902,582
SOH/AGL Deduction		0
ASSESSED VALUE		2,902,582
TOTAL EXEMPTION VALUE	35	1,973,755
BASE TAXABLE VALUE		928,827
TOTAL JUST VALUE		2,902,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,755,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1994] W3 BAS=[YR=1993] W16 S12 E16 N12 $ S12 W16 N12 W3 S15 E22 N15 $.

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
41	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	2011	2011	3	90	702	
42	0835	QUARY TILE	0	0	6	4	24.00	SF	10.00	10.00	100	2011	2011	3	90	216	
43	0998	T-CRT LGHT	0	0	0	0	9.00	UT	4,000.00	4,000.00	100	2013	2013	3	50	18,000	
44	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2013	2013	3	81	1,215	
45	1242	WD DECK A	0	0	0	0	576.00	SF	10.00	10.00	100	2016	2016	3	65	3,744	
46	0855	CONC PAVER	0	0	60	2	120.00	SF	10.00	10.00	100	2016	2016	3	95	1,140	
47	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2011	2011	3	56	291	
48	0855	CONC PAVER	0	0	0	0	1,384.00	SF	10.00	10.00	100	2016	2016	3	95	13,148	
49	0855	CONC PAVER	0	0	30	2	60.00	SF	10.00	10.00	100	2016	2016	3	95	570	
50	0825	BRICK	0	0	0	0	72.00	SF	12.50	12.50	100	1992	1992	3	86	774	

TOTAL OB/XF 39,800

LAND DESCRIPTION

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

REVIEW DATE 01/31/2024 BY KBA Total Acres: 7.40 Total Land Value: 2,174,050 Market: 0 Agricultural: 0 Common: 2,174,050 PRINTED 07/09/2026 BY SYS

LOTS 34,35 & 36
SUB OF SO PT SEC 12-2N-28E
DBK 39/292

KRAFT ATHLETIC CLUB
961023 BUCCANEER TRAIL
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0034-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7700	CLUBS/LODGES/HALLS	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	06/26/2018	KK	LGL DATE
XF DATE	06/26/2018	KK	LAND DATE 04/10/2026 DC
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 6 of 6 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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
51	1242	WD DECK A	0	0	0	0	298.00	SF	10.00	10.00	100	2011	2011	3	40	1,192	

LAND DESCRIPTION

TOTAL OB/XF 1,192

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

REVIEW DATE 01/31/2024 BY KBA Total Acres: 7.40 Total Land Value: 2,174,050 Market: 0 Agricultural: 0 Common: 2,174,050 PRINTED 07/09/2026 BY SYS