PT OF LOT 20 & S-2 OF LOT 21
IN OR 2225/658
GOLFSIDE AT SUMMER BEACH #2

VOLIVA RICHARD L JR & MARILYN
95357 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065B-0020-0000

BUILDING CHARACTERISTICS

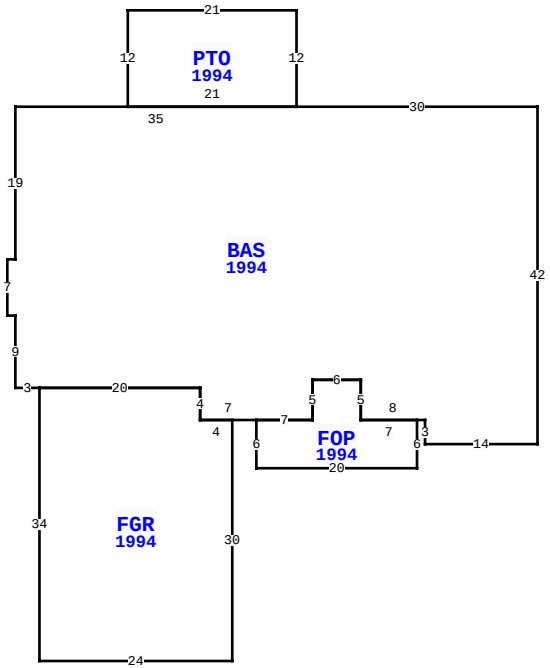
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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
BAS	2,462	100	1994	2,462	374,595
FGR	800	55	1994	440	66,946
FOP	150	30	1994	45	6,847
PTO	252	5	1994	13	1,978
TOTALS	3,664			2,960	450,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,960	108.4713	180.06	532,978	1994	1994	0	0	0	15.50	84.50

1 SFR CUST 100% - 2019 Heated Area: 2462 HX Base Yr 2019



95357 CAPTAINS WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2026 MLU
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		450,366
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		850,366
SOH/AGL Deduction		338,119
ASSESSED VALUE		512,247
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		460,836
TOTAL JUST VALUE		850,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		787,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216163	WTRHTR	0	10/01/2012
B23390	REMODEL	10,000	03/01/2010
B930665	NEW CONSTR	109,687	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2225/0658	9/18/2018	WD	Q	I	01	560,000
GRANTOR: SPECK NANCY O						
GRANTEE: VOLIVA RICHARD L JR						
1098/1162	12/05/2002	WD	Q	I		455,000
GRANTOR: BLACK EVERETT A & IVE						
GRANTEE: SPECK NANCY O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W30 PTO=[YR=1994] N12 W21 S12 E21 $ W35 S19 W1 S7 E1 S9 E3 FGR=[YR=1994] S34 E24 N30 W4 N4 W20 $ E20 S4 E7 FOP=[YR=1994] S6 E20 N6 W7 N5 W6 S5 W7 $ E7 N5 E6 S5 E8 S3 E14 N42 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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	000140	C	RES GOLF	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS