

LOT 2
PRESERVE @ SUMMER BEACH #1A
PB 6/399

MURPHY OWEN PATRICK & LISA ANN
95123 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1671-0002-0000



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 70	0500	01	3,486	113.7948	162.16	565,290	2006	2006	0	0	0	8.00	92.00	VALUATION BY STANDARD																											
Exterior Wall	15	CONC BLOCK 30	1 SFR CUST - 100% - 2022													Heated Area: 3032													HX Base Yr 2022														
Roof Structure	08	IRREGULAR 100																Tax Group: 8													Tax Dist:												
Roof Cover	07	CONC TILE 100																BUILDING MARKET VALUE													520,067												
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE													23,210												
Interior Floor	11	CLAY TILE 60																TOTAL LAND VALUE - MARKET													135,000												
Interior Floor	14	CARPET 40																TOTAL MARKET VALUE													678,277												
Air Condition	03	CENTRAL 100																SOH/AGL Deduction													43,629												
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE													634,648												
Bedrooms	3	100																TOTAL EXEMPTION VALUE													HX HB 50,000												
Bathrooms	3	100																BASE TAXABLE VALUE													584,648												
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE													678,277												
Stories	2.	2. 100	NCON VALUE													0																											
Units	0	100	INCOME VALUE																																								
			PREVIOUS YEAR MKT VALUE													634,053																											
Quality			04	Quality Level 04																																							
DOR CODE			0100	SINGLE FAMILY																																							
MAP NUM			MKT AREA													03																											
NEIGHBORHOOD/LOC			3021.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	299	100	299	44,607																																							
BAS	1,895	100	1,895	282,710																																							
DCK	138	10	14	2,088																																							
FGR	462	55	254	37,894																																							
FOP	65	30	20	2,984																																							
FOP	542	30	163	24,317																																							
FUS	838	100	838	125,019																																							
UOP	16	20	3	447																																							
TOTALS	4,255		3,486	520,067																																							
EXTRA FEATURES					95123 WILLET WAY, 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	2006	2006	3	91	1,820																											
2	0810	CONCRETE A	0	100	0	0		358.00	SF 6.50	6.50	100	2006	2006	3	88	2,048																											
3	0855	CONC PAVER	0	100	0	0		61.00	SF 10.00	10.00	100	2006	2006	3	88	537																											
4	0861	POOL GUNIT	0	100	0	0		205.00	SF 85.00	85.00	100	2006	2006	3	48	8,364																											
5	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	2006	2006	3	31	310																											
6	0462	ST/AL FNC	0	100	0	0		122.00	SF 10.00	10.00	100	2006	2006	3	48	586																											
7	1126	CB/STC 8"	0	100	0	0		420.00	SF 8.00	8.00	100	2006	2006	3	88	2,957																											
8	0855	CONC PAVER	0	100	0	0		305.00	SF 10.00	10.00	100	2006	2006	3	88	2,684																											
9	0910	SCRN RM L	0	100	0	0		528.00	SF 15.00	15.00	100	2006	2006	3	31	2,455																											
10	0911	SCRN RM A	0	100	23	6		138.00	SF 17.50	17.50	100	2012	2012	3	60	1,449																											
LAND DESCRIPTION					TOTAL OB/XF 23,210																																						
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000																										
REVIEW DATE 05/10/2017 BY DJX Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS																																											