



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	306	100	306	45,806
BAS	1,895	100	1,895	283,668
DCK	150	10	15	2,246
FGR	462	55	254	38,022
FOP	556	30	167	24,999
FUS	838	100	838	125,443
UOP	50	20	10	1,497

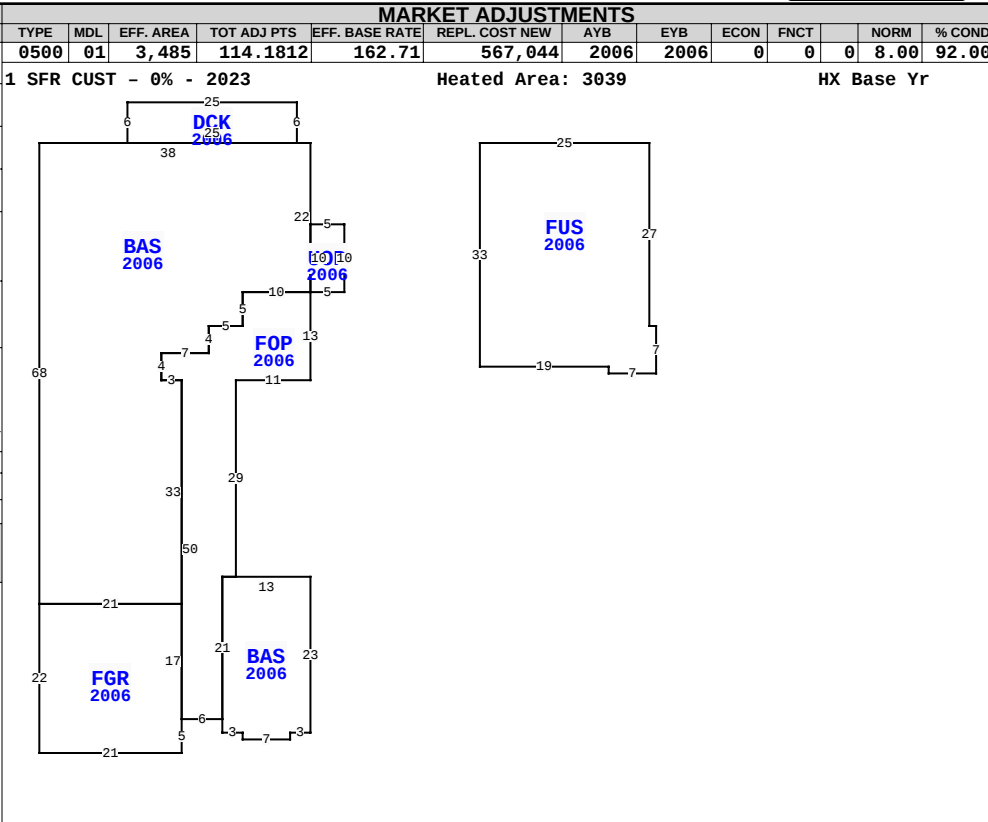
TOTALS	4,257		3,485	521,680
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0811	CONCRETE B	0	0	0	0	624.00	SF	5.20	5.20	100	2006	2006	3	88	2,855	
3	0855	CONC PAVER	0	0	0	0	54.00	SF	10.00	10.00	100	2006	2006	3	88	475	
4	0855	CONC PAVER	0	0	0	0	108.00	SF	10.00	10.00	100	2006	2006	3	88	950	
5	0462	ST/AL FNC	0	0	0	0	129.00	SF	10.00	10.00	100	2006	2006	3	48	619	
6	1126	CB/STC 8"	0	0	0	0	336.00	SF	8.00	8.00	100	2006	2006	3	88	2,365	

LAND DESCRIPTION

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.05	135,000.00	141,750.00	141,750							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

95105 WILLET WAY, FERNANDINA BEACH																
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TOTAL OB/XF 10,449

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.05	135,000.00	141,750.00	141,750							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				521,680	
TOTAL MARKET OB/XF VALUE				10,449	
TOTAL LAND VALUE - MARKET				141,750	
TOTAL MARKET VALUE				673,879	
SOH/AGL Deduction				0	
ASSESSED VALUE				673,879	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				673,879	
TOTAL JUST VALUE				673,879	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				634,168	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10384	MECH OTHER	0	09/01/2005
R08191	REPAIR/RRF	10,000	09/01/2005
P0509517	OTHER	0	05/01/2005
E14717	ELEC OTHER	2,000	04/01/2005
C14876	CO ISSUED	218,232	03/01/2005
B14754	FOUNDATION	3,500	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2532/0556	1/18/2022	WD	Q	I	01	790,000
GRANTOR: REYNOLDS EDWIN G						
GRANTEE: DANKOWSKI CHRISTOPH						
1447/0589	9/26/2006	WD	Q	I		508,500
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: REYNOLDS EDWIN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 DCK=[YR=2006] N6 W25 S6 E25\$ W38 S68
FGR=[YR=2006] S22 E21 N5 FOP=[YR=2006] E6 BAS=[YR=2006] S2 E3
S1 E7 N1 E3 N23 W13 S21\$ N21 E2 N29 E11 N13 W10 S5 W5 S4 W7
S4 E3 S50\$ N17 W21\$ E21 N33 W3 N4 E7 N4 E5 N5 E10
UOP=[YR=2006] E5 N10 W5 S10\$ N22\$ PTR=E25 FUS=[YR=2006] E25
S27 E1 S7 W7 N1 W19 N33\$ W25\$.