



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	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
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	156	10	16	2,387
FGR	462	55	254	37,894
FOP	542	30	163	24,317
FUS	838	100	838	125,019
UOP	16	20	3	447
UOP	60	20	12	1,790
TOTALS	4,268		3,480	519,172

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0	0	0	0	594.00	SF	5.20	5.20
3	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50
4	1126	CB/STC 8"	0	0	0	0	409.00	SF	8.00	8.00
5	0462	ST/AL FNC	0	0	0	0	137.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	0			0.00	0.00	1.00	LT

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	01	3,480	113.7948	162.16	564,317	2006	2006	0	0	92.00
1 SFR CUST - 0% - 2023 Heated Area: 3032 HX Base Yr										
BLD DATE	08/10/2006	KK	LGL DATE	08/10/2006	KK	AG DATE	08/10/2006	KK		
XF DATE	08/10/2006	KK	LAND DATE	08/10/2006	KK	AG DATE	08/10/2006	KK		
INC DATE										

95065 WILLET WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			519,172
TOTAL MARKET OB/XF VALUE			9,680
TOTAL LAND VALUE - MARKET			141,750
TOTAL MARKET VALUE			670,602
SOH/AGL Deduction			0
ASSESSED VALUE			670,602
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			670,602
TOTAL JUST VALUE			670,602
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			631,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10495	MECH OTHER	0	10/01/2005
R08193	REPAIR/RRF	10,000	09/01/2005
P0509516	OTHER	0	05/01/2005
E14719	ELEC OTHER	2,000	04/01/2005
C14878	CO ISSUED	218,232	03/01/2005
B14757	FOUNDATION	3,500	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/1191	2/10/2022	WD	Q	I	01	650,000
GRANTOR: SCAVOTTO STEPHEN P &						
GRANTEE: HIGGINS STEPHANIE S						
2111/0814	4/03/2017	WD	U	I	11	100
GRANTOR: SCAVOTTO STEPHEN P						
GRANTEE: SCAVOTTO STEPHEN P						

BUILDING NOTES										
BUILDING DIMENSIONS										
BAS=[YR=2006] W2 DCK=[YR=2006] N6 W26 S6 E 26\$ W38 S68 FGR=[YR=2006] S22 E21 N5 FOP=[YR=2006] E6 BAS=[YR=2006] S5 E13 N23 W13 S18\$ N18 E1 N31 E12 N14 W 10 S5 W5 S4 W7 S4 E3 S50\$ N17 W21\$ E21 N33 W3 N4 E7 N4 E5 N5 E10 UOP=[YR=2006] E5 N12 W5 S12\$ N22\$ PTR=[YR=2006] E20 FUS=[YR=2006] E29 UOP=[YR=2006] N2 E8 S2 W8\$ E11 S20 W6 S2 W7 N5 W6 S5 W21 N22\$ W20\$.										

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	0			0.00	0.00	1.00	LT