LOT 15
IN OR 2227/806
PRESERVE @ SUMMER BEACH #1A

SCHWARTZ FRANK LESTER & LORI ANN
95007 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1671-0015-0000

BUILDING CHARACTERISTICS

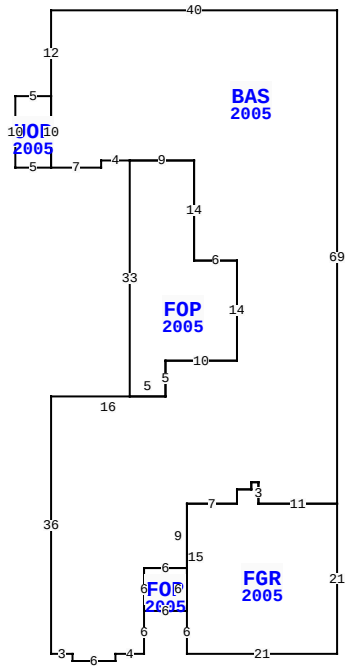
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,369	100	2,369	380,160
FGR	448	55	246	39,476
FOP	36	30	11	1,765
FOP	361	30	108	17,331
UOP	50	20	10	1,605
TOTALS	3,264		2,744	440,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,744	123.0768	175.38	481,243	2005	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2021 Heated Area: 2369 HX Base Yr 2021



95007 WILLET WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		440,337
TOTAL MARKET OB/XF VALUE		12,864
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		588,201
SOH/AGL Deduction		123,590
ASSESSED VALUE		464,611
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		414,611
TOTAL JUST VALUE		588,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225776	SCRN ENCL	14,555	03/01/2012
M0409019	H/AC	0	12/01/2004
B0413222	NEW CONSTR	177,193	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/0806	9/28/2018	WD	Q	I	02	500,000
GRANTOR: RICH STEVEN D & LESLE						
GRANTEE: SCHWARTZ FRANK LEST						
1654/1345	12/17/2009	WD	U	I	12	405,100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: RICH STEVEN D & LES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S12 UOP=[YR=2005] W5 S10 E5 N10 $ S10 E7 N1 E4 FOP=[YR=2005] S33 E5 N5 E10 N14 W6 N14 W9 $ E9 S14 E6 S14 W10 S5 W16 S36 E3 S1 E6 N1 E4 N6 FOP=[YR=2005] E6 FGR=[YR=2005] S6 E21 N21 W11 N3 W1 S1 W2 S2 W7 S15 $ N6 W6 S6 $ N6 E6 N9 E7 N2 E2 N1 E1 S3 E11 N69 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0810	CONCRETE A	0	100	0	0	448.00	SF	6.50	6.50	100	2005	2005	3	87	2,533	
3	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2005	2005	3	87	221	
4	1126	CB/STC 8"	0	100	0	0	259.00	SF	8.00	8.00	100	2005	2005	3	87	1,803	
5	0910	SCRN RM L	0	100	0	0	573.00	SF	15.00	15.00	100	2012	2012	3	60	5,157	

LAND DESCRIPTION

TOTAL OB/XF 12,864

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	SFR	100			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