

LOT 16
IN OR 1584/1436
PRESERVE @ SUMMER BEACH #1A

PARTRIDGE MALCOLM I & JANE
95001 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1671-0016-0000



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	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

NEIGHBORHOOD/LOC 3021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,343	100	2,343	356,500
FGR	441	55	243	36,973
FOP	36	30	11	1,674
FOP	361	30	108	16,432
FUS	489	100	489	74,404
UOP	50	20	10	1,522

TOTALS 3,720 3,204 487,506

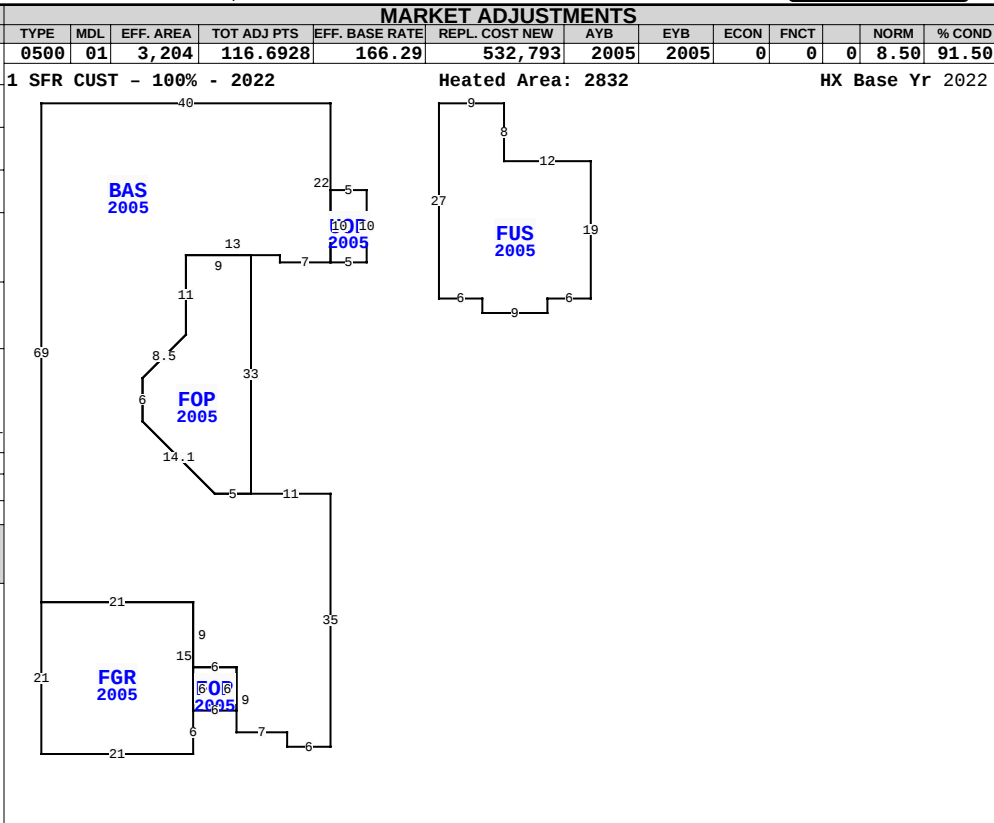
EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	2005	2005	3	87	3,076	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	2005	2005	3	87	288	
3	1126	CB/STC 8"	0	100	0	0	173.00	SF	8.00	8.00	100	2005	2005	3	87	1,204	
4	0855	CONC PAVER	0	100	0	0	87.00	SF	10.00	10.00	100	2005	2005	3	87	757	
5	0855	CONC PAVER	0	100	0	0	166.00	SF	10.00	10.00	100	2009	2009	3	91	1,511	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	78	234	

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 08/19/2019 BY DJA



95001 WILLET WAY, FERNANDINA BEACH

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

TOTAL OB/XF 7,070

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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							

Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		487,506
TOTAL MARKET OB/XF VALUE		7,070
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		629,576
SOH/AGL Deduction		18,709
ASSESSED VALUE		610,867
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		560,867
TOTAL JUST VALUE		629,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0409018	H/AC	0	12/01/2004
B0413223	NEW CONSTR	204,850	08/01/2004

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1584/1436	9/11/2008	WD	Q	I		625,000

GRANTOR: BATTEN ERIC K & VICKI

GRANTEE: PARTRIDGE MALCOLM I

1377/0243 12/29/2005 WD U V 06 133,900

GRANTOR: BATTEN VICKI W

GRANTEE: WILKINSON ROGER & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S69 FGR=[YR=2005] S21 E21 N6 FOP=[YR=2005] E6 N6 W6 S6\$ N15 W21\$ E21 S9 E6 S9 E7 S2 E6 N35 W11 FOP=[YR=2005] N33 W9 S11 L6 D6 S6 D10 R10 E5\$W5 L10 U10 N6 U6 R6 N11 E13 S1 E7 UOP=[YR=2005] E5 N10 W5 S10\$ N22\$ PTR= E15FUS=[YR=2005] E9 S8 E12 S19 W6 S2 W9 N2 W6 N27 \$ W15\$.