

LOT 17
PRESERVE @ SUMMER BEACH #1A
PB 6/399

KRIETE LIVING TRUST/KRIETE DAVID M TRUSTEE
95004 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1671-0017-0000



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	3,551	111.3210	158.63	563,295	2005	2005	0	0	8.50	91.50	VALUATION BY STANDARD											
Exterior Wall	15	CONC BLOCK 30	1 SFR CUST - 100% - 2023												Heated Area: 3039											
Roof Structure	08	IRREGULAR 100													HX Base Yr											
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	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	306	100	306	44,415																						
BAS	1,895	100	1,895	275,053																						
DCK	150	10	15	2,177																						
FGR	462	55	254	36,867																						
FOP	527	30	158	22,934																						
FUS	838	100	838	121,633																						
UOP	75	20	15	2,177																						
UOP	348	20	70	10,160																						
TOTALS			4,601	3,551	515,415																					
EXTRA FEATURES			95004 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	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50	6.50	100	2005	2005	3	87	2,217										
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2005	2005	3	87	221										
3	1126	CB/STC 8"	0	100	0	0	317.00	SF	8.00	8.00	100	2005	2005	3	87	2,206										
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150										
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 11/07/2017 BY DJX Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS																										