LOT 21
PRESERVE @ SUMMER BEACH #1A
PB 6/399

GREAK LOUIS & TOMMIE
95034 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1671-0021-0000

BUILDING CHARACTERISTICS

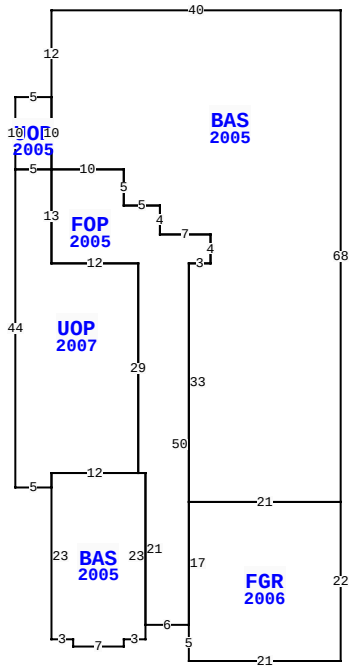
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	306	100	306	48,985
BAS	1,895	100	1,895	303,350
FGR	462	55	254	40,660
FOP	527	30	158	25,292
UOP	50	20	10	1,601
UOP	568	20	114	18,249
TOTALS	3,808		2,737	438,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,737	122.7744	174.95	478,838	2005	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2023 Heated Area: 2201 HX Base Yr 2023



95034 WILLET WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		438,137
TOTAL MARKET OB/XF VALUE		9,560
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		582,697
SOH/AGL Deduction		0
ASSESSED VALUE		582,697
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		532,697
TOTAL JUST VALUE		582,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17741	ADDITION	3,000	10/31/2006
M09206	MECH OTHER	0	02/01/2005
R047051	REPAIR/RRF	18,000	12/01/2004
B0413215	NEW CONSTR	218,232	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1641	4/18/2022	WD	Q	I	01	778,000
GRANTOR: MITCHELL ROBERT D						
GRANTEE: GREAK LOUIS & TOMMI						
1365/0856	11/07/2005	WD	Q	I		527,800
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: MITCHELL ROBERT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S12 UOP=[YR=2005] W5 S10 UOP=[YR=2007] S44 E5 N2 E12 N29 W12 N13 W5$ E5 FOP=[YR=2005] S13 E12 S29 BAS=[YR=2005] W12 S23 E3 S1 E7 N1 E3 N23 W1 $ E1 S21 E6 FGR=[YR=2006] S5 E21 N22 W21 S17 $ N50 E3 N4W7 N4 W5 N5 W10 $ N10 $ S10 E10 S5 E5 S4 E7 S4 W3 S33 E21 N68 $.

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	0911	SCRN RM A	0	100	0	0	618.00	SF	8.75	8.75	100	2007	2007	3	35	1,893	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
3	0810	CONCRETE A	0	100	0	0	299.00	SF	6.50	6.50	100	2005	2005	3	87	1,691	
4	0855	CONC PAVER	0	100	14	4	56.00	SF	10.00	10.00	100	2005	2005	3	87	487	
5	1126	CB/STC 8"	0	100	0	0	336.00	SF	8.00	8.00	100	2005	2005	3	87	2,339	

LAND DESCRIPTION

TOTAL OB/XF 9,560

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 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS