LOT 26
PRESERVE @ SUMMER BEACH #1A
PB 6/399

HICKS HARVEY W III & SHANNON M JOINT REV TRUST/HIC
95082 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1671-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

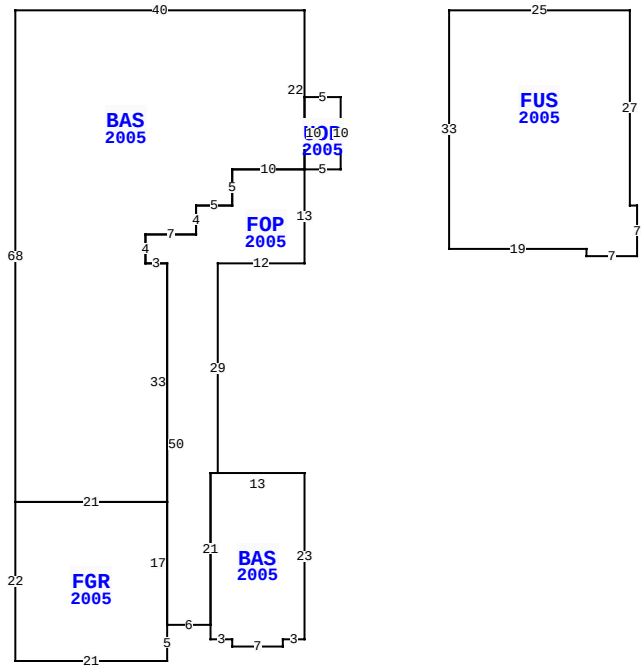
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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	46,442
BAS	1,895	100	1,895	287,606
FGR	462	55	254	38,550
FOP	527	30	158	23,979
FUS	838	100	838	127,184
UOP	50	20	10	1,518
TOTALS	4,078		3,461	525,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,461	116.4030	165.87	574,076	2005	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2022 Heated Area: 3039 HX Base Yr 2022



95082 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		525,280
TOTAL MARKET OB/XF VALUE		13,880
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		674,160
SOH/AGL Deduction		22,186
ASSESSED VALUE		651,974
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		601,974
TOTAL JUST VALUE		674,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		632,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17873	SCRN RM	7,000	10/31/2006
E14309	ELEC OTHER	2,000	02/01/2005
M09210	MECH OTHER	0	02/01/2005
R07067	REPAIR/RRF	18,000	02/01/2005
B0413431	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1918	1/19/2023	QC	U	I	11	100
GRANTOR: HICKS HARVEY W III &						
GRANTEE: HICKS HARVEY W III						
2478/0700	5/14/2021	WD	Q	I	01	700,000
GRANTOR: SAMPONA ANGELO M & JO						
GRANTEE: HICKS HARVEY W III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S68 FGR=[YR=2005] S22 E21 N5 FOP=[YR=2005] E6 BAS=[YR=2005] S2 E3 S1 E7 N1 E3 N23 W13 S21$ N21 E1 N29 E12 N13 W10 S5 W5 S4 W7 S4 E3 S50$ N17 W21$ E21 N33 W3 N4 E7 N4 E5 N5 E10 UOP=[YR=2005] E5 N10 W5 S10$ N22$ PTR=E20 FUS=[YR=2005] E25 S27 E1 S7 W7 N1 W19 N33$ W20$.

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	394.00	SF	6.50	6.50	100	2005	2005	3	87	2,228	
3	0855	CONC PAVER	0	100	13	4	52.00	SF	10.00	10.00	100	2005	2005	3	87	452	
4	1126	CB/STC 8"	0	100	0	0	426.00	SF	8.00	8.00	100	2005	2005	3	87	2,965	
5	0911	SCRN RM A	0	100	0	0	492.00	SF	8.75	8.75	100	2007	2007	3	35	1,507	
6	0855	CONC PAVER	0	100	0	0	402.00	SF	10.00	10.00	100	2007	2007	3	89	3,578	

LAND DESCRIPTION

TOTAL OB/XF 13,880

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