

LOT 27
IN OR 2169/455
PRESERVE @ SUMMER BEACH #1A

NICHOLSON THOMAS NEIL/KIER CONNIE SUE
95092 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1671-0027-0000



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 70		
Interior Floor	14	CARPET 30		
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	49,778
BAS	1,895	100	1,895	308,268
DCK	156	10	16	2,603
FGR	462	55	254	41,319
FOP	527	30	158	25,703
UOP	50	20	10	1,627
TOTALS	3,396		2,639	429,298

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,639	124.0848	176.82	466,628	2006	2006	0	0	8.00	92.00

1 SFR CUST - 100% - 2019

Heated Area: 2201

HX Base Yr 2019

The floor plan diagram illustrates a building layout with several labeled areas and their dimensions. The areas are: DCK 2006 (top left, 26x29), BAS 2006 (top right, 11x29), FOP 2006 (middle left, 13x12), FGR 2006 (bottom right, 21x22). The diagram also shows various other dimensions and connections between these areas, such as 12, 5, 10, 10, 5, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 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26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 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12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50, 12, 23, 21, 17, 3, 7, 3, 6, 5, 21, 22, 68, 11, 26, 29, 12, 5, 10, 10, 5, 13, 12, 29, 33, 50