LOT 32
PRESERVE @ SUMMER BEACH #1A
PB 6/399

ALBAN NICHOLAS G
95138 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1671-0032-0000

BUILDING CHARACTERISTICS

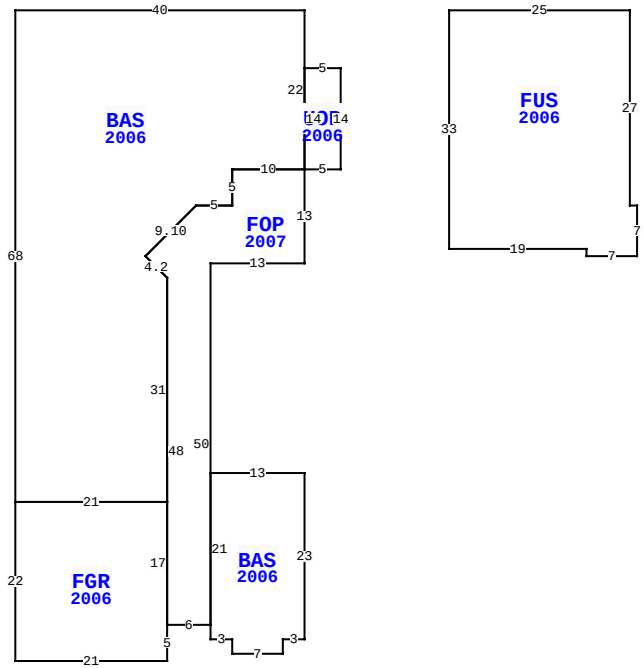
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	313	100	313	49,391
BAS	1,890	100	1,890	298,239
FGR	462	55	254	40,081
FOP	503	30	151	23,828
FUS	838	100	838	132,235
UOP	70	20	14	2,209
TOTALS	4,076		3,460	545,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,460	120.3636	171.52	593,459	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2023 Heated Area: 3041 HX Base Yr 2023



95138 WILLET WAY, FERNANDINA BEACH

BLD DATE	01/03/2007	KK	LGL DATE	
XF DATE	01/03/2007	KK	LAND DATE	01/03/2007 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		545,982
TOTAL MARKET OB/XF VALUE		13,858
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		694,840
SOH/AGL Deduction		0
ASSESSED VALUE		694,840
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		644,840
TOTAL JUST VALUE		694,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18645	ADDITION	6,700	10/01/2006
B17637	MH MOVE-ON	20,000	04/01/2006
C0413851	CO ISSUED	218,232	07/28/2005
B0413851	NEW CONSTR	218,232	07/28/2005
M0509860	H/AC	0	06/01/2005
R0507689	REPAIR/RRF	18,000	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2432/0671	2/05/2021	WD	Q	I	01	659,000
GRANTOR: FOYST WILLIAM CARL &						
GRANTEE: ALBAN NICHOLAS G						
2297/1763	8/15/2019	WD	Q	I	02	600,000
GRANTOR: CONTICELLI ANTONIO P						
GRANTEE: FOYST WILLIAM CARL						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0811	CONCRETE B	0	100	0	0	530.00	SF	5.20	5.20	100	2006	2006	3	88	2,425	
3	0855	CONC PAVER	0	100	0	0	50.00	SF	10.00	10.00	100	2006	2006	3	88	440	
4	1126	CB/STC 8"	0	100	0	0	336.00	SF	8.00	8.00	100	2006	2006	3	88	2,365	
5	0855	CONC PAVER	0	100	0	0	492.00	SF	10.00	10.00	100	2006	2006	3	88	4,330	
6	0910	SCRN RM L	0	100	0	0	533.00	SF	15.00	15.00	100	2006	2006	3	31	2,478	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40 S68 FGR=[YR=2006] S22 E21 N5 FOP=[YR=2007] E6 BAS=[YR=2006] S2 E3 S2 E7 N2 E3 N23 W13 S21$ N50 E13 N13 W10 S5 W5 D7 L7 D3 R3 S48 $ N17W21$ E21 N31 U3 L3 U7 R7 E5 N5 E10 UOP=[YR=2006] E5 N14 W5 S14$ N22$ PTR=[YR=2006] E20 FUS=[YR=2006] E25 S27 E1 S7 W7 N1 W19 N33$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 13,858

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