

LOT 5
IN OR 1469/526
PRESERVE @ SUMMER BEACH #1B

ALBRIGHT GREGORY J & GAIL B
12209 OLD LUCAS LANE
ANCHORAGE, KY 40223

2023

00-SB-30-1672-0005-0000



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 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,389	100	2,389	384,974
FGR	420	55	231	37,225
FOP	42	30	13	2,095
FOP	337	30	101	16,275
FUS	480	100	480	77,349
UOP	50	20	10	1,611

TOTALS	3,718		3,224	519,529
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0810	CONCRETE A	0	0	0	0	449.00	SF	6.50	6.50	100	2007	2007	3	89	2,597	
3	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2007	2007	3	89	243	
4	0855	CONC PAVER	0	0	0	0	319.00	SF	10.00	10.00	100	2007	2007	3	89	2,839	
5	1126	CB/STC 8"	0	0	0	0	259.00	SF	8.00	8.00	100	2007	2007	3	89	1,844	
6	0910	SCRN RM L	0	0	0	0	490.00	SF	15.00	15.00	100	2007	2007	3	35	2,573	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,224	122.2496	174.21	561,653	2007	2007	0	0	0	7.50	92.50

1 SFR CUST - 0% - 0

Heated Area: 2869

HX Base Yr

BLD DATE	07/17/2007	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

95188 WILLET WAY, FERNANDINA BEACH																								
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	519,529
TOTAL MARKET OB/XF VALUE	11,936
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	666,465
SOH/AGL Deduction	72,271
ASSESSED VALUE	594,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	594,194
TOTAL JUST VALUE	666,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	617,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09244	REPAIR/RRF	10,000	05/01/2006
M11242	MECH OTHER	0	03/01/2006
E16100	ELEC OTHER	2,000	11/01/2005
P10240	OTHER	0	10/01/2005
C16017	CO ISSUED	0	09/01/2005
B16017	NEW CONSTR	204,850	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1469/0526	1/03/2007	WD	U	I	21
SALE PRICE					
549,900					

GRANTOR: THE PRESERVE AT SUMME					
GRANTEE: ALBRIGHT GREGORY J					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S12 UOP=[YR=2007] W5 S10 E5 N10\$ S10 E8 N1 E4 FOP=[YR=2007] S33 E4 U10 R10 N5 U6 L5 N12 W9\$ E9 S12 D6 R5 S5 D10 L10 W16 S36 E3 S1 E6 N1 E4 N5 FOP=[YR=2007] E6 FGR=[YR=2007] S5 E21 N20 W21 S15\$ N7 W6 S7\$ N7 E6 N8 E21 N70\$ PTR=E15 FUS=[YR=2007] E12 N8 E9 S27 W6 S1 W9 N1 W6 N19\$ W15\$.