LOT 7
PRESERVE @ SUMMER BEACH #1B
PB 6/408

MICHALIK MATTHEW JAMES & CASEY ELIZABETH
45 MONARCH WAY
NORTH OAKS, MN 55127

2023

00-SB-30-1672-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

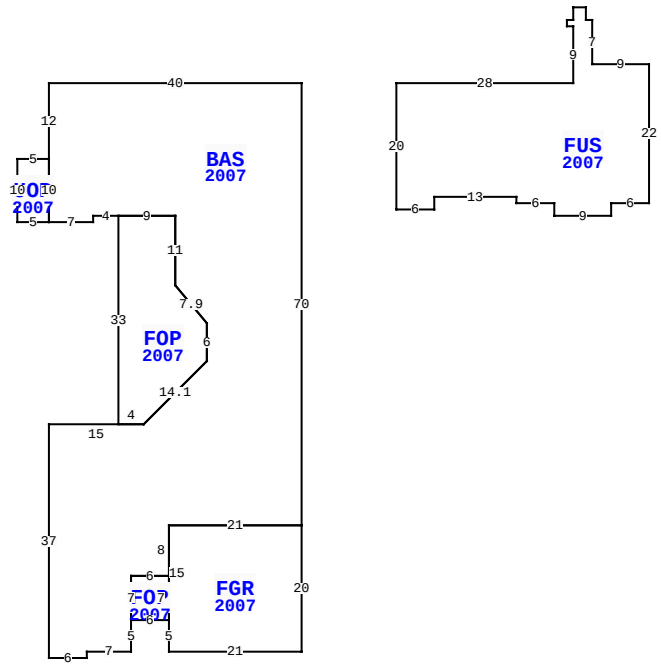
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,416	100	2,416	373,592
FGR	420	55	231	35,720
FOP	42	30	13	2,010
FOP	342	30	103	15,928
FUS	833	100	833	128,809
UOP	50	20	10	1,547
TOTALS	4,103		3,606	557,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,606	117.3150	167.17	602,815	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 0% - 0 Heated Area: 3249 HX Base Yr



95206 WILLET WAY, FERNANDINA BEACH

BLD DATE	07/25/2007 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	557,604
TOTAL MARKET OB/XF VALUE	6,206
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	698,810
SOH/AGL Deduction	75,660
ASSESSED VALUE	623,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	623,150
TOTAL JUST VALUE	698,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	648,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09700	REPAIR/RRF	10,000	09/01/2006
M11888	MECH OTHER	0	08/01/2006
P11013	OTHER	0	04/01/2006
C16019	CO ISSUED	0	09/01/2005
E15755	ELEC OTHER	2,000	09/01/2005
B16019	NEW CONSTR	228,478	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0325	10/28/2020	WD	Q	I	01	581,900
GRANTOR: KLEIN FAMILY TRUST						
GRANTEE: MICHALIK MATTHEW JA						
1788/0412	12/02/2011	WD	U	I	30	100
GRANTOR: KLEIN HENRY NICHOLAS						
GRANTEE: KLEIN HENRY NICHOLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S12 UOP=[YR=2007] W5 S10 E5 N10$ S10 E7 N1 E4 FOP=[YR=2007] S33 E4 U10 R10 N6 U6 L5 N11 W9$ E9 S11 D6 R5 S6 D10 L10 W15 S37 E6 N1 E7 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] E28 N9 W1 N1 E1 N2 E2 S2 E1 S7 E9 S22 W6 S2 W9 N2 W6 N1 W13 S2 W6 N20$ W15$.

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	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	394.00	SF	6.50	6.50	100	2007	2007	3	89	2,279	
3	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2007	2007	3	89	243	
4	1126	CB/STC 8"	0	0	0	0	259.00	SF	8.00	8.00	100	2007	2007	3	89	1,844	

LAND DESCRIPTION

TOTAL OB/XF 6,206

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	0		PUD	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