LOT 8
IN OR 1917/168
PRESERVE @ SUMMER BEACH #1B

MCCOLLUM TERRANCE J & KATHRYN
95214 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1672-0008-0000

BUILDING CHARACTERISTICS

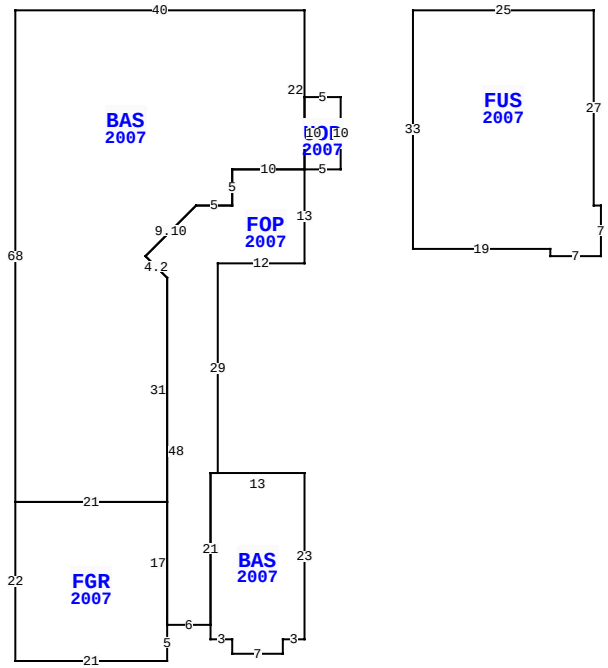
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	313	100	313	51,356
BAS	1,890	100	1,890	310,104
FGR	462	55	254	41,676
FOP	532	30	160	26,252
FUS	838	100	838	137,496
UOP	50	20	10	1,641
TOTALS	4,085		3,465	568,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,465	124.4760	177.38	614,622	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2015 Heated Area: 3041 HX Base Yr 2015



95214 WILLET WAY, FERNANDINA BEACH

BLD DATE	07/18/2007 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		568,525
TOTAL MARKET OB/XF VALUE		13,836
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		717,361
SOH/AGL Deduction		197,310
ASSESSED VALUE		520,051
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		470,051
TOTAL JUST VALUE		717,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		663,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23214	XFOB	9,013	01/01/2010
R09698	REPAIR/RRF	10,000	09/01/2006
M11885	MECH OTHER	0	08/01/2006
P11012	OTHER	0	04/01/2006
C16020	CO ISSUED	0	09/01/2005
E15756	ELEC OTHER	2,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1917/0168	5/14/2014	WD	Q	I	02	550,000
GRANTOR: MOORE GARY L TRUSTEE						
GRANTEE: MCCOLLUM TERRANCE J						
1874/1495	8/23/2013	WD	U	I	30	100
GRANTOR: MOORE GARY L						
GRANTEE: MOORE GARY L TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S68 FGR=[YR=2007] S22 E21 N5
FOP=[YR=2007] E6 BAS=[YR=2007] S2 E3 S2 E7 N2 E3 N23 W13
S21$ N21 E1 N29 E12 N13 W10 S5 W5 D7 L7 D3 R3 S48$ N17
W21$ E21 N31 U3 L3 U7 R7 E5 N5 E10 UOP=[YR=2007] E5 N10
W5 S10$ N22$ PTR=E15 FUS=[YR=2007] E25 S27 E1 S7 W7 N1 W19
N33$ 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0810	CONCRETE A	0	100	0	0	410.00	SF	6.50	6.50	100	2007	2007	3	89	2,372	
3	0835	QUARY TILE	0	100	15	3	45.00	SF	10.00	10.00	100	2007	2007	3	89	401	
4	1126	CB/STC 8"	0	100	0	0	329.00	SF	8.00	8.00	100	2007	2007	3	89	2,342	
5	0835	QUARY TILE	0	100	0	0	314.00	SF	10.00	10.00	100	2007	2007	3	89	2,795	
6	0911	SCRN RM A	0	100	0	0	467.00	SF	17.50	17.50	100	2010	2010	3	50	4,086	

LAND DESCRIPTION

TOTAL OB/XF 13,836

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	0003	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