LOT 13
PRESERVE @ SUMMER BEACH #1B
PB 6/408

BERGSTROM FAMILY TRUST/BERGSTROM JOHN H TRUSTEE
6976 WICKSBURY LN
ROCKFORD, IL 61114

2023

00-SB-30-1672-0013-0000

BUILDING CHARACTERISTICS

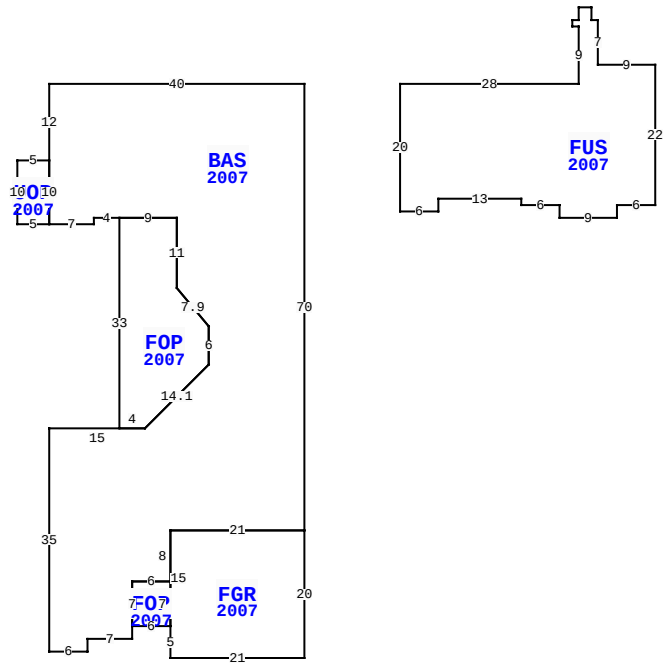
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,383	100	2,383	368,489
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	4,070		3,573	552,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,573	117.3150	167.17	597,298	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 0% - 0 Heated Area: 3216 HX Base Yr



95238 WILLET WAY, FERNANDINA BEACH

BLD DATE	07/25/2007 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	552,501
TOTAL MARKET OB/XF VALUE	7,521
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	695,022
SOH/AGL Deduction	75,168
ASSESSED VALUE	619,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	619,854
TOTAL JUST VALUE	695,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	644,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11777	MECH OTHER	0	07/01/2006
R0609467	REPAIR/RRF	10,000	06/01/2006
P10656	OTHER	0	01/01/2006
E16099	ELEC OTHER	2,000	11/01/2005
C16160	CO ISSUED	0	09/01/2005
B16160	NEW CONSTR	228,478	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2354/1919	4/17/2020	WD	Q	I	01	604,500
GRANTOR: EDWARDS BRUCE						
GRANTEE: BERGSTROM FAMILY TR						
2196/1851	5/16/2018	WD	Q	I	01	551,800
GRANTOR: HEARD MARY ANN						
GRANTEE: EDWARDS BRUCE						

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 S35 E6 N2 E7 N2 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	0811	CONCRETE B	0	0	0	0	773.00	SF	5.20	5.20	100	2007	2007	3	89	3,577	
3	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50	6.50	100	2007	2007	3	89	260	
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 7,521

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