

COLLINS EDWARD B & SUE M
95254 WILLET WAY
FERNANDINA BEACH, FL 32034

00-SB-30-1672-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT CD										TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND																	
Exterior Wall 16		WD FR STUC 70								0500		01		2,667		126.1920		179.82		479,580		2007		2007		0		0		7.50		92.50																	
Exterior Wall 15		CONC BLOCK 30								1 SFR CUST - 100% - 2018																				Heated Area: 2222										HX Base Yr 2018									
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 3 100																																																	
Bathrooms 3 100																																																	
Frame Stories 02		WOOD FRAME 100																																															
Units 1.		1. 100 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		52,063																																									
BAS		1,909		100		1,909		317,530																																									
FGR		462		55		254		42,248																																									
FOP		50		30		15		2,495																																									
FOP		538		30		161		26,780																																									
UOP		75		20		15		2,495																																									
TOTALS		3,347				2,667		443,612																																									
EXTRA FEATURES										95254 WILLET WAY, FERNANDINA BEACH										BLD DATE 07/17/2007 KK LGL DATE																													
																				LAND DATE																													
																				AG DATE																													
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	0910	SCRN RM L						0 100	0	0	462.00		SF	15.00		15.00		100	2007	2007	3	35	2,426																										
2	0811	CONCRETE B						0 100	0	0	603.00		SF	5.20		5.20		100	2007	2007	3	89	2,791																										
3	0810	CONCRETE A						0 100	14	3	42.00		SF	6.50		6.50		100	2007	2007	3	89	243																										
4	1126	CB/STC 8"						0 100	0	0	378.00		SF	8.00		8.00		100	2007	2007	3	89	2,691																										
5	0855	CONC PAVER						0 100	0	0	42.00		SF	10.00		10.00		100	2007	2007	3	89	374																										
TOTAL OB/XF 8,525																																																	
LAND DESCRIPTION																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000																														
REVIEW DATE 11/07/2017 BY DJX Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS																																																	