LOT 18
IN OR 1478/781
PRESERVE @ SUMMER BEACH #1B

COOLEY LINDA J
95209 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1672-0018-0000

BUILDING CHARACTERISTICS

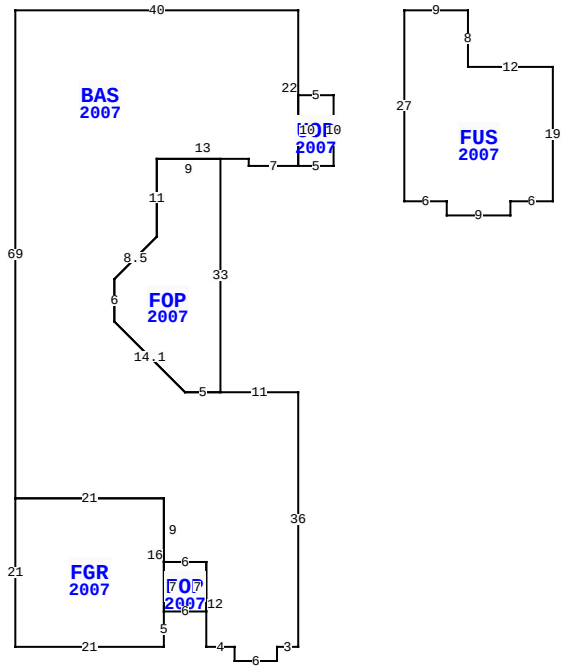
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,382	100	2,382	469,446
FGR	441	55	243	47,891
FOP	42	30	13	2,562
FOP	361	30	108	21,284
FUS	489	100	489	96,372
UOP	50	20	10	1,971
TOTALS	3,765		3,245	639,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,245	149.5184	213.06	691,380	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2015 Heated Area: 2871 HX Base Yr 2015



95209 WILLET WAY, FERNANDINA BEACH

BLD DATE	09/10/2007 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		639,526
TOTAL MARKET OB/XF VALUE		6,714
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		781,240
SOH/AGL Deduction		302,417
ASSESSED VALUE		478,823
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		423,823
TOTAL JUST VALUE		781,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17711	ELEC OTHER	2,000	07/01/2006
C0609470	REPAIR/RRF	10,000	06/01/2006
P10669	OTHER	0	01/01/2006
C16271	CO ISSUED	0	10/01/2005
B16271	NEW CONSTR	204,850	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/0781	2/12/2007	WD	Q	I		560,600

GRANTOR: THE PRESERVE AT SUMME

GRANTEE: COOLEY VAN E & LIND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S69 FGR=[YR=2007] S21 E21 N5 FOP=[YR=2007] E6 N7 W6 S7$ N16 W21$ E21 S9 E6 S12 E4 S2 E6 N2 E3 N36 W11 FOP=[YR=2007] N33 W9 S11 D6 L6 S6 D10 R10 E5 $ W5 U10 L10 N6 U6 R6 N11 E13 S1 E7 UOP=[YR=2007] E5 N10 W5 S10$ N22$ PTR=E15 FUS=[YR=2007] E9 S8 E12 S19 W6 S2 W9 N2 W6 N27$ 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	0811	CONCRETE B	0	100	0	0	568.00	SF	5.20	5.20	100	2007	2007	3	89	2,629	
3	0855	CONC PAVER	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	259.00	SF	8.00	8.00	100	2007	2007	3	89	1,844	

LAND DESCRIPTION

TOTAL OB/XF 6,714

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		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