LOT 19
IN OR 1841/1493
PRESERVE @ SUMMER BEACH #1B

STRUBLE DAVID W & LOUISE M
95199 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1672-0019-0000

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 60
Interior Floo	14	CARPET 40
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

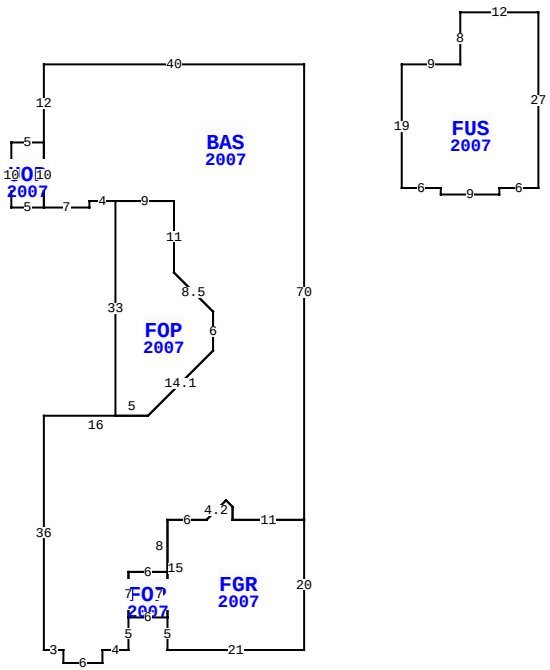
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,396	100	2,396	477,346
FGR	427	55	235	46,818
FOP	42	30	13	2,590
FOP	361	30	108	21,516
FUS	504	100	504	100,411
UOP	50	20	10	1,992
TOTALS	3,780		3,266	650,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,266	151.1450	215.38	703,431	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2014 Heated Area: 2900 HX Base Yr 2014



95199 WILLET WAY, FERNANDINA BEACH

BLD DATE	09/13/2007 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		650,674
TOTAL MARKET OB/XF VALUE		12,616
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		798,290
SOH/AGL Deduction		320,209
ASSESSED VALUE		478,081
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		428,081
TOTAL JUST VALUE		798,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428884	SCRNENCL	15,526	06/01/2014
R0609469	REPAIR/RRF	10,000	06/01/2006
R09252	REPAIR/RRF	5,000	05/01/2006
M11483	MECH OTHER	0	05/01/2006
P10706	OTHER	0	02/01/2006
E16097	ELEC OTHER	2,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1841/1493	2/15/2013	WD	Q	I	02	445,300
GRANTOR: LEWIS W WAYNE & GAIL						
GRANTEE: STRUBLE DAVID W & L						
1735/1001	4/26/2011	WD	Q	I	02	550,000
GRANTOR: COOGAN EDWARD W & KAA						
GRANTEE: LEWIS W WAYNE & GAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S12 UOP=[YR=2007] W5 S10 E5 N10$ S10 E7 N1 E4 FOP=[YR=2007] S33 E5 U10 R10 N6 U6 L6 N11 W9$ E9 S11 D6 R6 S6 L10 D10 W16 S36 E3 S2 E6 N2 E4 N5 FOP=[YR=2007] E6 FGR=[YR=2007] S5 E21 N20 W11 N2 L1 U1 D3 L3 W6 S15$ N7 W6 S7$ N7 E6 N8 E6 U3 R3 D1 R1 S2 E11 N70$ PTR=E15 FUS=[YR=2007] E9 N8 E12 S27 W6 S1 W9 N1 W6 N19$ 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	653.00	SF	5.20	5.20	100	2007	2007	3	89	3,022	
3	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2007	2007	3	89	260	
4	1123	CB 8"	0	100	0	0	259.00	SF	6.15	6.15	100	2007	2007	3	89	1,418	
5	0911	SCRN RM A	0	100	0	0	496.00	SF	17.50	17.50	100	2014	2014	3	70	6,076	

LAND DESCRIPTION

TOTAL OB/XF 12,616

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 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