

LOT 20
IN OR 2029/154
PRESERVE @ SUMMER BEACH #1B

RILEY JOHN L & SHELIA S
95187 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1672-0020-0000



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	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100

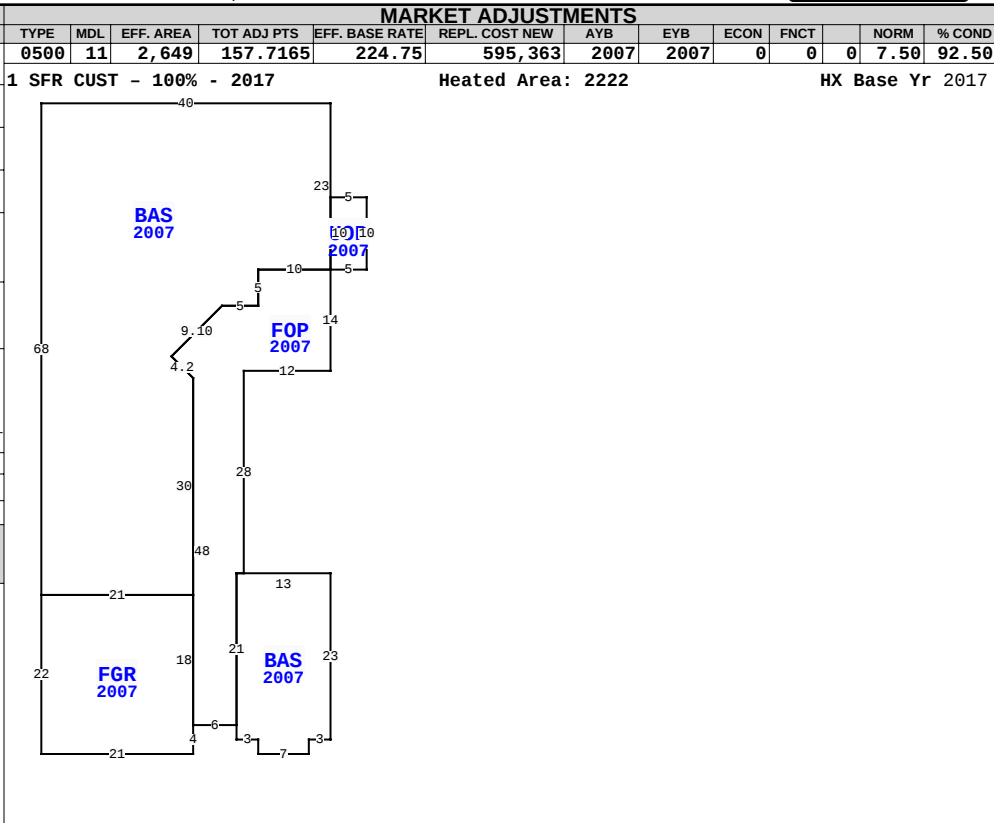
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	313	100	313	65,071
BAS	1,909	100	1,909	396,869
FGR	462	55	254	52,805
FOP	544	30	163	33,886
UOP	50	20	10	2,079

TOTALS	3,278	2,649	550,711
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00
2	0811	CONCRETE B	0	100	0	0		606.00	SF 5.20
3	0855	CONC PAVER	0	100	0	0		47.00	SF 10.00
4	1126	CB/STC 8"	0	100	0	0		329.00	SF 8.00
5	0855	CONC PAVER	0	100	0	0		377.00	SF 10.00
6	0910	SCRN RM L	0	100	0	0		469.00	SF 15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



BLD DATE	10/23/2007	KK	LGL DATE	
XF DATE			LAND DATE	
INC 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	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00	100	2007	2007	3	92	1,840	
2	0811	CONCRETE B	0	100	0	0		606.00	SF 5.20	100	2007	2007	3	89	2,805	
3	0855	CONC PAVER	0	100	0	0		47.00	SF 10.00	100	2007	2007	3	89	418	
4	1126	CB/STC 8"	0	100	0	0		329.00	SF 8.00	100	2007	2007	3	89	2,342	
5	0855	CONC PAVER	0	100	0	0		377.00	SF 10.00	100	2007	2007	3	89	3,355	
6	0910	SCRN RM L	0	100	0	0		469.00	SF 15.00	100	2007	2007	3	35	2,462	

TOTAL OB/XF										13,222						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 8										Tax Dist:		
BUILDING MARKET VALUE										550,711		
TOTAL MARKET OB/XF VALUE										13,222		
TOTAL LAND VALUE - MARKET										135,000		
TOTAL MARKET VALUE										698,933		
SOH/AGL Deduction										288,401		
ASSESSED VALUE										410,532		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										360,532		
TOTAL JUST VALUE										698,933		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										550,537		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0609468	REPAIR/RRF	10,000	06/01/2006
M11482	MECH OTHER	0	05/01/2006
P10705	OTHER	0	02/01/2006
E16096	ELEC OTHER	2,000	11/01/2005
C16157	CO ISSUED	0	09/01/2005
B16157	NEW CONSTR	183,317	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2029/0154	2/05/2016	WD	Q	I	01	442,000	
GRANTOR: FINCH STEVE H & SARAH							
GRANTEE: RILEY JOHN L & SHEL							
1472/0354	1/17/2007	WD	Q	I		490,000	
GRANTOR: THE PRESERVE AT SUMME							
GRANTEE: FINCH STEVE H & SAR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W40 S68 FGR=[YR=2007] S22 E21 N4 FOP=[YR=2007] E6 BAS=[YR=2007] S2 E3 S2 E7 N2 E3 N23 W13 S21\$ N21 E1 N28 E12 N14 W10 S5 W5 D7 L7 D3 R3 S48\$ N18 W21\$ E21 N30 U3 L3 U7 R7 E5 N5 E10 UOP=[YR=2007] E5 N10 W5 S10\$ N23 \$.									