

LOT 22
IN OR 2225/693
PRESERVE @ SUMMER BEACH #1B

CAMERON PETER ALLAN/PINKSTON MARY E
95169 WILLET WAY
FERNANDINA BEACH, FL 32034

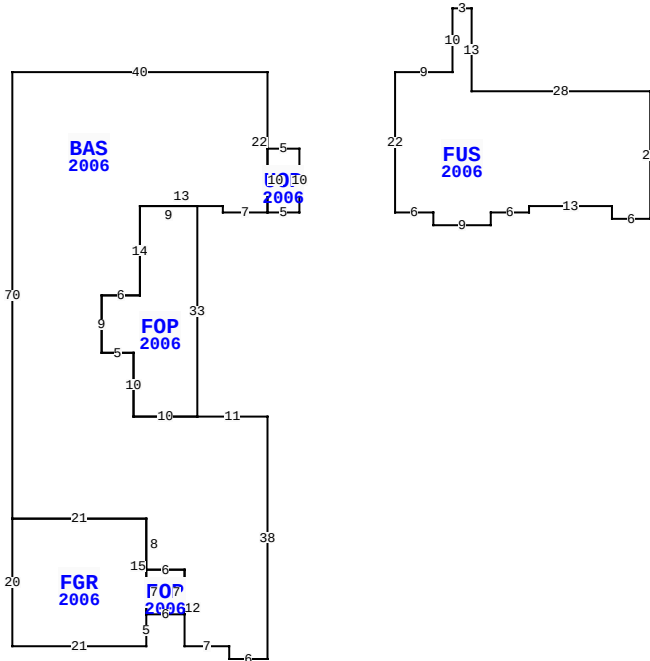
2023

00-SB-30-1672-0022-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	16	WD FR STUC	80		
Exterior Wall	15	CONC BLOCK	20		
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		5	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	2,403	100	2,403	465,807	
FGR	420	55	231	44,778	
FOP	42	30	13	2,520	
FOP	361	30	108	20,936	
FUS	837	100	837	162,248	
UOP	50	20	10	1,938	
TOTALS	4,113		3,602	698,226	

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1			
0500	11	3,602	147.8592	210.70	758,941	2006	2006	0	0	0	8.00	92.00	VALUATION SUMMARY			
1 SFR CUST - 100% - 2022													STANDARD			
Heated Area: 3240													Tax Group: 8			
													Tax Dist:			
													BUILDING MARKET VALUE			
													TOTAL MARKET OB/XF VALUE			
													TOTAL LAND VALUE - MARKET			
													TOTAL MARKET VALUE			
													SOH/AGL Deduction			
													ASSESSED VALUE			
													TOTAL EXEMPTION VALUE			
													BASE TAXABLE VALUE			
													TOTAL JUST VALUE			
													NCON VALUE			
													INCOME VALUE			
													PREVIOUS YEAR MKT VALUE			



EXTRA FEATURES													BLD DATE			
L	OB/XF												12/28/2006			
N	CODE												KK			
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	LGL DATE			
2	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	5.20	100	2006	LAND DATE			
3	0855	CONC PAVER	0	100	0	0	81.00	SF	10.00	10.00	100	2015	AG DATE			
4	1126	CB/STC 8"	0	100	0	0	263.00	SF	8.00	8.00	100	2006				
5	0911	SCRN RM A	0	100	0	0	382.00	SF	8.75	8.75	100	2009				
6	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2019				
7	0855	CONC PAVER	0	100	0	0	285.00	SF	10.00	10.00	100	2019				
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019				

LAND DESCRIPTION													TOTAL OB/XF			
L	USE	CLS	LAND USE	CAP	R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPH	%	TOT	UNIT	ADJ
N	CODE		DESCRIPTION		D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	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								
VALUATION BY				STANDARD				
Tax Group: 8				Tax Dist:				
BUILDING MARKET VALUE				698,226				
TOTAL MARKET OB/XF VALUE				34,199				
TOTAL LAND VALUE - MARKET				135,000				
TOTAL MARKET VALUE				867,425				
SOH/AGL Deduction				171,149				
ASSESSED VALUE				696,276				
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE				646,276				
TOTAL JUST VALUE				867,425				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				675,996				