LOT 10
IN OR 2183/1495
PRESERVE AT SUMMER BEACH #3

DAVIDSON WILLIAM L & ROSEMARY
94112 GULL POINT PLACE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0010-0000

BUILDING CHARACTERISTICS

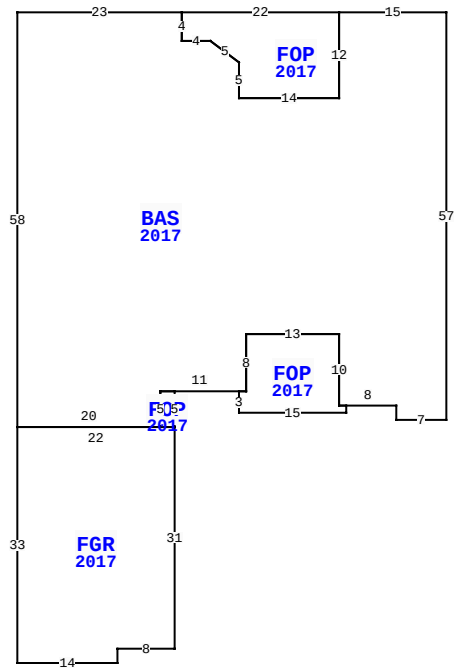
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	3,014	100	3,014	606,919
FGR	710	55	390	78,533
FOP	10	30	3	605
FOP	147	30	44	8,860
FOP	206	30	62	12,485
TOTALS	4,087		3,513	707,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,513	144.9360	206.53	725,540	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 3014 HX Base Yr 2019



94112 GULL POINT PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		707,402
TOTAL MARKET OB/XF VALUE		88,417
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,095,819
SOH/AGL Deduction		367,357
ASSESSED VALUE		728,462
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		678,462
TOTAL JUST VALUE		1,095,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		858,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808549	SWIM POOL	40,000	08/22/2018
1704244	CO ISSUED	0	05/12/2017
B1632339	NEW CONSTR	381,846	05/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/1495	3/14/2018	WD	Q	I	01	715,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: DAVIDSON WILLIAM L						
2040/1560	4/15/2016	SW	Q	V	01	175,000
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FOP=[YR=2017] W22 S4 E4 D3 R4 S5E14 N12$ S12 W14 N5 U3 L4 W4 N4 W23 S58 FGR=[YR=2017] S33 E14 N2 E8 N31 FOP=[YR=2017] N5 W2 S5 E2$ W22$ E20 N5 E11 FOP=[YR=2017] S3 E15 N1 W1 N10 W13 S8 W1$ E1 N8 E13 S10 E8 S2 E7 N57$.

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	0855	CONC PAVER	0	100	0	0	1,767.00	SF	7.00	7.00	100	2017	2017	3	97	11,998	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
3	0911	SCRN RM A	0	100	0	0	1,320.00	SF	17.50	17.50	100	2018	2018	3	86	19,866	
4	0861	POOL GUNIT	0	100	0	0	477.00	SF	85.00	85.00	100	2018	2018	3	90	36,491	
5	0855	CONC PAVER	0	100	0	0	843.00	SF	10.00	10.00	100	2018	2018	3	98	8,261	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2018	2018	3	99	7,920	
7	0855	CONC PAVER	0	100	0	0	196.00	SF	10.00	10.00	100	2018	2018	3	98	1,921	

LAND DESCRIPTION

TOTAL OB/XF 88,417

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 07/06/2017 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS