

LOT 17
IN OR 1958/189
PRESERVE AT SUMMER BEACH #3

BELL KILE S & LYNDA H
94196 GULL POINT PL
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0017-0000



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		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,708	100	3,708	767,277
FGR	979	55	538	111,325
FOP	88	30	26	5,380
FSP	610	40	244	50,490
FUS	1,064	100	1,064	220,169
STR	88	10	9	1,862

TOTALS	6,537		5,589	1,156,503
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0 100	0	0	1,108.00	SF	7.00	
3	0855	CONC PAVER	0 100	0	0	124.00	SF	7.00	
4	0855	CONC PAVER	0 100	0	0	325.00	SF	7.00	
5	1075	TRELLIS G	0 100	22	4	88.00	SF	35.00	
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	

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			0.00	0.00	1.00

REVIEW DATE 04/09/2020 BY DJA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	5,589	150.4800	214.43	1,198,449	2015	2015	0	0	0	3.50	96.50
1 SFR CUST - 100% - 2022 Heated Area: 4772 HX Base Yr 2022												
94196 GULL POINT PL, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

TOTAL OB/XF 18,598												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015
2	0855	CONC PAVER	0 100	0	0	1,108.00	SF	7.00	7.00	100	2015	2015
3	0855	CONC PAVER	0 100	0	0	124.00	SF	7.00	7.00	100	2015	2015
4	0855	CONC PAVER	0 100	0	0	325.00	SF	7.00	7.00	100	2015	2015
5	1075	TRELLIS G	0 100	22	4	88.00	SF	35.00	35.00	100	2015	2015
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015

TOTAL OB/XF 18,598												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					1,156,503				
TOTAL MARKET OB/XF VALUE					18,598				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					1,475,101				
SOH/AGL Deduction					273,552				
ASSESSED VALUE					1,201,549				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					1,151,549				
TOTAL JUST VALUE					1,475,101				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,166,552				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530017	CO ISSUED	0	12/31/2015
B1530017	NEW CONSTR	590,028	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1958/0189	1/15/2015	SW	Q	V	01	165,000

GRANTOR: PRESERVE OF AMELIA IS
GRANTEE: BELL KILE S & LYNDA

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2015] W24 FSP=[YR=2015] W11 D13 L15 S15 E21 N2 R3
U3 E2 N23\$ S23 W2 D3 L3 S2 W21 N15 U3 L3 W8 D3 L3 S15
W3 S53 D3 R3 E7 U3 R3 N6 E4 FOP=[YR=2015] S7 E10 N9 W9 S2
W1\$ E1 N2 E9 N4 E6 FGR=[YR=2015] S23 E22 N5 E13 N30 W9 S4 W16
S5 W1 S3 W9\$ E9 N3 E1 N5 E16 N4 E8 N57\$ PTR=E15 FUS=[YR=2015]
E17 N6 E21 S28 W19 S10 W8 STR=[YR=2015] W11 N8 E11 S8\$ N8 W11
N24\$ W15\$.