

LOT 23
IN OR 2045/1608
PRESERVE AT SUMMER BEACH #3

GILLEY PATRICIA B & JOHN G
95721 SAGO DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0023-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																								
Exterior Wall	16	WD FR STUC 100	0500	11	4,081	142.4122	202.94	828,198	2016	2016	0	0	0	3.00	97.00	VALUATION BY STANDARD																							
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2017													Heated Area: 3538												HX Base Yr 2017											
Roof Cover	07	CONC TILE 100														Tax Group: 8												Tax Dist:											
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE												803,352											
Interior Floo	12	HARDWOOD 80														TOTAL MARKET OB/XF VALUE												68,602											
Interior Floo	11	CLAY TILE 20														TOTAL LAND VALUE - MARKET												324,000											
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE												1,195,954											
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction												380,469											
Bedrooms		5 100														ASSESSED VALUE												815,485											
Bathrooms		4.5 100														TOTAL EXEMPTION VALUE												50,000											
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE												765,485											
Stories	2.	2. 100														TOTAL JUST VALUE												1,195,954											
Units		0 100	NCON VALUE												0																								
			INCOME VALUE																																				
			PREVIOUS YEAR MKT VALUE												961,220																								
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	2,378	100	2,378	468,113																																			
FGR	758	55	417	82,087																																			
FOP	69	30	21	4,134																																			
FOP	130	30	39	7,678																																			
FOP	198	30	59	11,614																																			
FUS	1,160	100	1,160	228,348																																			
STR	72	10	7	1,378																																			
TOTALS			4,765	4,081	803,352																																		
EXTRA FEATURES					95721 SAGO DR, FERNANDINA BEACH																																		
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	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960																								
2	0855	CONC PAVER	0 100	0	0	996.00	SF	10.00	10.00	100	2016	2016	3	97	9,661																								
3	0855	CONC PAVER	0 100	0	0	231.00	SF	10.00	10.00	100	2016	2016	3	97	2,241																								
4	0855	CONC PAVER	0 100	0	0	186.00	SF	10.00	10.00	100	2016	2016	3	97	1,804																								
5	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00	100	2016	2016	3	84	25,704																								
6	0911	SCRN RM A	0 100	0	0	1,082.00	SF	17.50	17.50	100	2016	2016	3	78	14,769																								
7	0855	CONC PAVER	0 100	0	0	722.00	SF	10.00	10.00	100	2016	2016	3	97	7,003																								
8	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	78	3,900																								
9	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	78	1,560																								
TOTAL OB/XF 68,602																																							
LAND DESCRIPTION																																							
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.08	300,000.00	324,000.00	324,000																						
REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 324,000 Market: 0 Agricultural: 0 Common: 324,000 PRINTED 08/02/2023 BY SYS																																							