LOT 103
HAMPTON LAKES #2 PBK 8/165

TEACHWORTH GAIL M
85052 WILLISTON CT
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

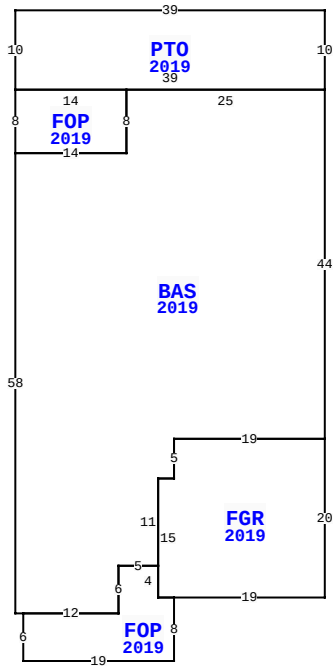
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	254,120
FGR	410	55	226	29,006
FOP	112	30	34	4,364
FOP	148	30	44	5,647
PTO	390	5	20	2,567
TOTALS	3,040		2,304	295,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,304	109.1720	129.64	298,691	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 1980 HX Base Yr 2020



85052 WILLISTON CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,704
TOTAL MARKET OB/XF VALUE		15,093
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		385,797
SOH/AGL Deduction		118,061
ASSESSED VALUE		267,736
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,736
TOTAL JUST VALUE		385,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010221	CO ISSUED	0	09/27/2019
B1909864	SCRNENCL	4,000	09/18/2019
1903489	NEW CONSTR	269,375	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/1002	9/30/2019	SW	Q	I	01	307,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: TEACHWORTH GAIL M						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W39 S10 FOP=[YR=2019] S8 BAS=[YR=2019] S58 E1 FOP=[YR=2019] S6 E19 N8 FGR=[YR=2019] E19 N20 W19 S5 W2 S15 E2$ W2 N4 W5 S6 W12$ E12 N6 E5 N11 E2 N5 E19 N44 W25 S8 W14$ E14 N8 W14$ E39 N10$.

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	864.00	SF	10.00	10.00	100	2019	2019	3	99	8,554	
2	0855	CONC PAVER	0	100	0	0	40.00	SF	10.00	10.00	100	2019	2019	3	99	396	
3	0911	SCRN RM A	0	100	0	0	390.00	SF	17.50	17.50	100	2019	2019	3	90	6,143	

LAND DESCRIPTION

TOTAL OB/XF 15,093

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	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/22/2020 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS