LOT 2
PRESERVE @ SUMMER BEACH #1A
PB 6/399

MURPHY OWEN PATRICK & LISA ANN
95123 WILLET WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1671-0002-0000

BUILDING CHARACTERISTICS

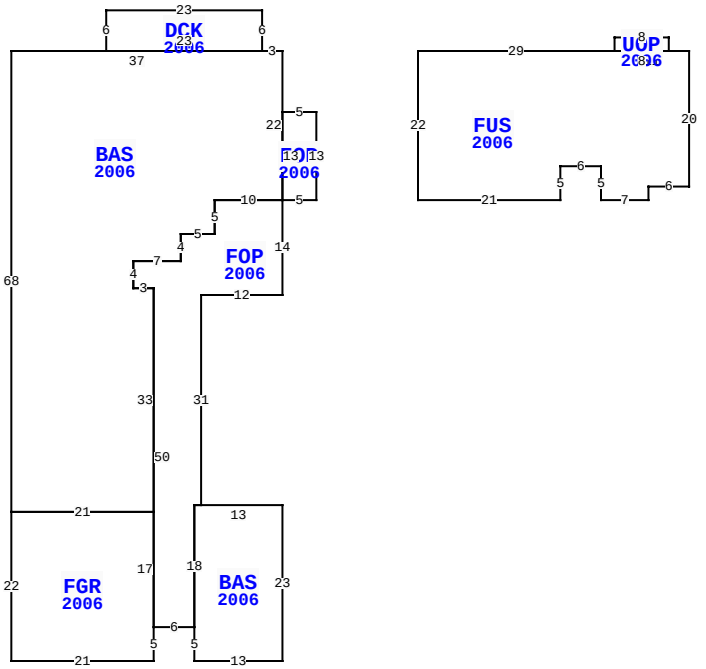
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	299	100	299	58,705
BAS	1,895	100	1,895	372,066
DCK	138	10	14	2,749
FGR	462	55	254	49,870
FOP	65	30	20	3,927
FOP	542	30	163	32,004
FUS	838	100	838	164,533
UOP	16	20	3	589
TOTALS	4,255		3,486	684,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,486	143.0563	214.58	748,026	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2022 Heated Area: 3032 HX Base Yr 2022



95123 WILLET WAY, FERNANDINA BEACH

BLD DATE	11/29/2006	0	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	684,444
TOTAL MARKET OB/XF VALUE	21,872
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	841,316
SOH/AGL Deduction	187,629
ASSESSED VALUE	653,687
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	603,687
TOTAL JUST VALUE	841,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	678,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26088	ADDITION	2,465	06/01/2012
B18646	ADDITION	6,700	10/01/2006
B17479	SWIM POOL	30,000	03/01/2006
M10494	MECH OTHER	0	10/01/2005
R08166	REPAIR/RRF	10,000	08/01/2005
P09278	OTHER	2,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/1891	1/25/2021	WD	Q	I	01	672,500
GRANTOR: DIERICKX CONSTANCE R						
GRANTEE: MURPHY OWEN PATRICK						
2293/1304	7/25/2019	WD	Q	I	02	604,000
GRANTOR: FOST ROBERTA S REVOCA						
GRANTEE: DIERICKX CONSTANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W3 DCK=[YR=2006] N6 W23 S6 E23$ W37 S68 FGR=[YR=2006] S22 E21 N5 FOP=[YR=2006] E6 BAS=[YR=2006] S5 E13 N23 W13 S18$ N18 E1 N31 E12 N14 W10 S5 W5 S4 W7 S4 E3 S50$ N17 W21$ E21 N33 W3 N4 E7 N4 E5 N5 E10 FOP=[YR=2006] E5 N13 W5 S13$ N22$ PTR=[YR=2006] E20 FUS=[YR=2006] E29 UOP=[YR=2006] N2 E8 S2 W8$ E11 S20 W6 S2 W7 N5 W6 S5 W21 N22$ W20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0810	CONCRETE A	0	100	0	0	358.00	SF	6.50	6.50	100	2006	2006	3	87	2,024	
3	0855	CONC PAVER	0	100	0	0	61.00	SF	10.00	10.00	100	2006	2006	3	87	531	
4	0861	POOL GUNIT	0	100	0	0	205.00	SF	85.00	85.00	100	2006	2006	3	44	7,667	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	270	
6	0462	ST/AL FNC	0	100	0	0	122.00	SF	10.00	10.00	100	2006	2006	3	44	537	
7	1126	CB/STC 8"	0	100	0	0	420.00	SF	8.00	8.00	100	2006	2006	3	87	2,923	
8	0855	CONC PAVER	0	100	0	0	305.00	SF	10.00	10.00	100	2006	2006	3	87	2,654	
9	0910	SCRN RM L	0	100	0	0	528.00	SF	15.00	15.00	100	2006	2006	3	27	2,138	
10	0911	SCRN RM A	0	100	23	6	138.00	SF	17.50	17.50	100	2012	2012	3	55	1,328	

LAND DESCRIPTION

TOTAL OB/XF 21,872

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/06/2024 BY SYS