



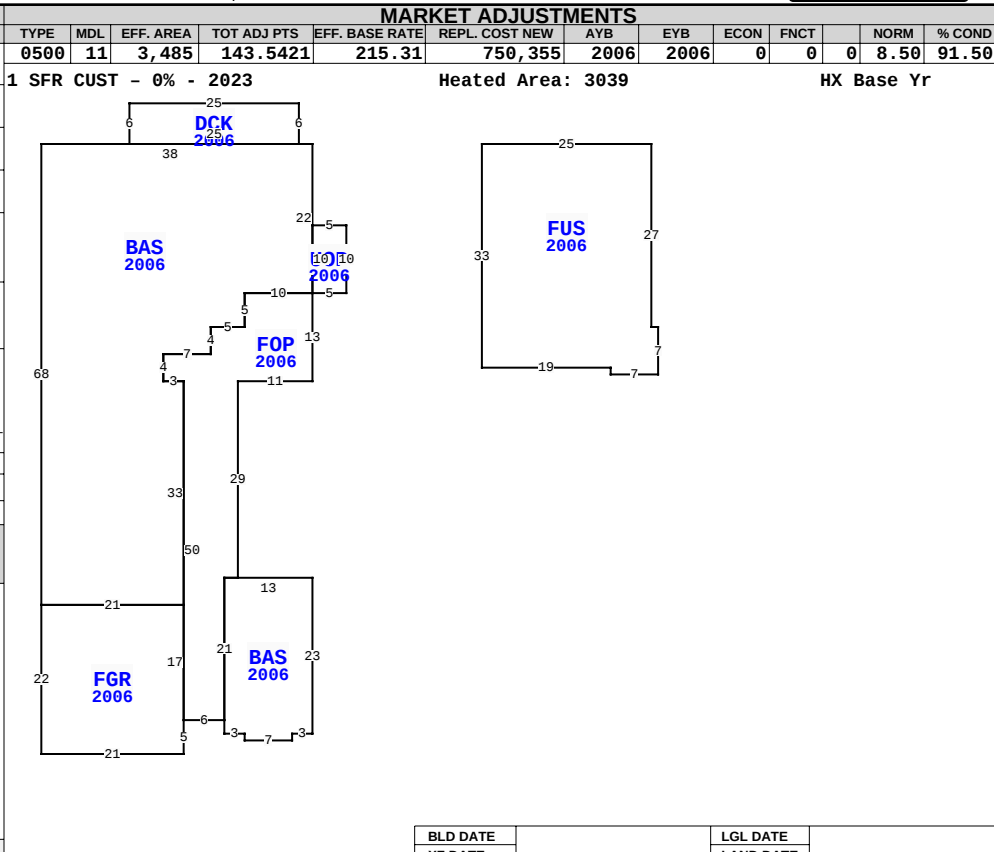
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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	306	100	306	60,285
BAS	1,895	100	1,895	373,331
DCK	150	10	15	2,955
FGR	462	55	254	50,040
FOP	556	30	167	32,901
FUS	838	100	838	165,093
UOP	50	20	10	1,970
TOTALS	4,257		3,485	686,575

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	624.00	SF	5.20
3	0855	CONC PAVER	0	0	0	0	54.00	SF	10.00
4	0855	CONC PAVER	0	0	0	0	108.00	SF	10.00
5	0462	ST/AL FNC	0	0	0	0	129.00	SF	10.00
6	1126	CB/STC 8"	0	0	0	0	336.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00



95105 WILLET WAY, FERNANDINA BEACH

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

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0811	CONCRETE B	0	0	0	0	624.00	SF	5.20	5.20	100	2006	2006	3	87	2,823	
3	0855	CONC PAVER	0	0	0	0	54.00	SF	10.00	10.00	100	2006	2006	3	87	470	
4	0855	CONC PAVER	0	0	0	0	108.00	SF	10.00	10.00	100	2006	2006	3	87	940	
5	0462	ST/AL FNC	0	0	0	0	129.00	SF	10.00	10.00	100	2006	2006	3	44	568	
6	1126	CB/STC 8"	0	0	0	0	336.00	SF	8.00	8.00	100	2006	2006	3	87	2,339	

TOTAL OB/XF													10,290		
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			
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.05	135,000.00	141,750.00	141,750.00			

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										686,575	
TOTAL MARKET OB/XF VALUE										10,290	
TOTAL LAND VALUE - MARKET										141,750	
TOTAL MARKET VALUE										838,615	
SOH/AGL Deduction										97,348	
ASSESSED VALUE										741,267	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										741,267	
TOTAL JUST VALUE										838,615	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										673,879	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10384	MECH OTHER	0	09/01/2005
R08191	REPAIR/RRF	10,000	09/01/2005
P0509517	OTHER	0	05/01/2005
E14717	ELEC OTHER	2,000	04/01/2005
C14876	CO ISSUED	218,232	03/01/2005
B14754	FOUNDATION	3,500	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2532/0556	1/18/2022	WD	Q	I	01	790,000	
GRANTOR: REYNOLDS EDWIN G							
GRANTEE: DANKOWSKI CHRISTOPH							
1447/0589	9/26/2006	WD	Q	I		508,500	
GRANTOR: THE PRESERVE AT SUMME							
GRANTEE: REYNOLDS EDWIN G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W2 DCK=[YR=2006] N6 W25 S6 E25\$ W38 S68 FGR=[YR=2006] S22 E21 N5 FOP=[YR=2006] E6 BAS=[YR=2006] S2 E3 S1 E7 N1 E3 N23 W13 S21\$ N21 E2 N29 E11 N13 W10 S5 W5 S4 W7 S4 E3 S50\$ N17 W21\$ E21 N33 W3 N4 E7 N4 E5 N5 E10 UOP=[YR=2006] E5 N10 W5 S10\$ N22\$ PTR=E25 FUS=[YR=2006] E25 S27 E1 S7 W7 N1 W19 N33\$ W25\$.									