

LOT 12
IN OR 1351/1940
PRESERVE @ SUMMER BEACH #1A

WOODWARD JAMES F & JANET M
95027 WILLET WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1671-0012-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	16	WD FR STUC 70	0500	11	3,461	141.4776	212.22	734,493	2005	2005	0	0	0	9.00	91.00														
Exterior Wall	15	CONC BLOCK 30	1 SFR CUST - 100% - 2006													Heated Area: 3027													
Roof Structur	08	IRREGULAR 100														HX Base Yr 2006													
Roof Cover	07	CONC TILE 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	4.5	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	59,094																									
BAS	1,895	100	1,895	365,963																									
FGR	462	55	254	49,053																									
FOP	45	30	14	2,704																									
FOP	527	30	158	30,513																									
FUS	826	100	826	159,518																									
UOP	40	20	8	1,545																									
TOTALS			4,101	3,461	668,389																								
EXTRA FEATURES			95027 WILLET WAY, 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	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2005	2005	3	86	2,791													
2	0835	QUARY TILE	0	100	0	0	61.00	SF	10.00	10.00	100	2005	2005	3	86	525													
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	6,230													
4	0835	QUARY TILE	0	100	0	0	400.00	SF	10.00	10.00	100	2005	2005	3	86	3,440													
5	1126	CB/STC 8"	0	100	0	0	295.00	SF	8.00	8.00	100	2005	2005	3	86	2,030													
6	0861	POOL GUNIT	0	100	0	0	157.00	SF	85.00	85.00	100	2005	2005	3	40	5,338													
7	0910	SCRN RM L	0	100	0	0	488.00	SF	4.50	4.50	100	2005	2005	3	24	527													
LAND DESCRIPTION			TOTAL OB/XF 20,881																										
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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.05	135,000.00	141,750.00	141,750												
REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 141,750 Market: 0 Agricultural: 0 Common: 141,750 PRINTED 08/06/2024 BY SYS																													