

LOT 16
IN OR 1584/1436
PRESERVE @ SUMMER BEACH #1A

PARTRIDGE MALCOLM I & JANE
95001 WILLET WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1671-0016-0000



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	11	CLAY TILE 60
Interior Floor	14	CARPET 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	2,343	100	2,343	469,175
FGR	441	55	243	48,660
FOP	36	30	11	2,203
FOP	361	30	108	21,626
FUS	489	100	489	97,920
UOP	50	20	10	2,003

TOTALS	3,720		3,204	641,586
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50
3	1126	CB/STC 8"	0	100	0	0	173.00	SF	8.00
4	0855	CONC PAVER	0	100	0	0	87.00	SF	10.00
5	0855	CONC PAVER	0	100	0	0	166.00	SF	10.00
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	3,204	146.6995	220.05	705,040	2005	2005	0	0
1 SFR CUST - 100% - 2022									
Heated Area: 2832									
HX Base Yr 2022									

TOTAL OB/XF									
6,986									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					641,586				
TOTAL MARKET OB/XF VALUE					6,986				
TOTAL LAND VALUE - MARKET					135,000				
TOTAL MARKET VALUE					783,572				
SOH/AGL Deduction					154,379				
ASSESSED VALUE					629,193				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					579,193				
TOTAL JUST VALUE					783,572				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					629,576				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0409018	H/AC	0	12/01/2004
B0413223	NEW CONSTR	204,850	08/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1584/1436	9/11/2008	WD	Q	I		625,000	
GRANTOR: BATTEN ERIC K & VICKI							
GRANTEE: PARTRIDGE MALCOLM I							
1377/0243	12/29/2005	WD	U	V	06	133,900	
GRANTOR: BATTEN VICKI W							
GRANTEE: WILKINSON ROGER & B							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005] W40 S69 FGR=[YR=2005] S21 E21 N6 FOP=[YR=2005] E6 N6 W6 S6\$ N15 W21\$ E21 S9 E6 S9 E7 S2 E6 N35 W11 FOP=[YR=2005] N33 W9 S11 L6 D6 S6 D10 R10 E5\$W5 L10 U10 N6 U6 R6 N11 E13 S1 E7 UOP=[YR=2005] E5 N10 W5 S10\$ N22\$ PTR= E15FUS=[YR=2005] E9 S8 E12 S19 W6 S2 W9 N2 W6 N27 \$ W15\$.									