

LOT 17
PRESERVE @ SUMMER BEACH #1A
PB 6/399

KRIETE LIVING TRUST/KRIETE DAVID M TRUSTEE
95004 WILLET WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1671-0017-0000



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	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	306	100	306	58,455
BAS	1,895	100	1,895	361,996
DCK	150	10	15	2,866
FGR	462	55	254	48,521
FOP	527	30	158	30,182
FUS	838	100	838	160,081
UOP	75	20	15	2,866
UOP	348	20	70	13,372

TOTALS	4,601		3,551	678,338
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50
3	1126	CB/STC 8"	0	100	0	0	317.00	SF	8.00
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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

REVIEW DATE 04/24/2024 BY HS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,551	139.9464	209.92	745,426	2005	2005	0	0	9.00	91.00
1 SFR CUST - 100% - 2023 Heated Area: 3039 HX Base Yr											
95004 WILLET WAY, FERNANDINA BEACH											

TOTAL OB/XF											
7,705											

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7,705											

Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8 Tax Dist:	
BUILDING MARKET VALUE		678,338	
TOTAL MARKET OB/XF VALUE		7,705	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		821,043	
SOH/AGL Deduction		143,088	
ASSESSED VALUE		677,955	
TOTAL EXEMPTION VALUE		13 677,955	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		821,043	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		658,209	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014753	REMODEL	250,000	11/16/2023
E0413984	ELEC OTHER	2,000	12/01/2004
R046969	REPAIR/RRF	18,000	08/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2622/1935	3/02/2023	QC	U	I	11
GRANTOR: KRIETE DAVID & KATHLE					
GRANTEE: KRIETE LIVING TRUST					
2598/1862	10/26/2022	WD	Q	I	01
GRANTOR: COLEMAN LIVING TRUST					
GRANTEE: KRIETE DAVID & KATH					

BUILDING NOTES									
BAS=[YR=2005] W15 DCK=[YR=2005] N6 W25 S6 E25\$ W25 S7									
UOP=[YR=2005] W5 S15 E5 N15\$ S15 FOP=[YR=2005] S13									
UOP=[YR=2005] S29 BAS=[YR=2005] S23 E3 S1 E7 N1 E3 N23 W13\$									
E12 N29 W12\$ E12 S29 E1 S21 E6 FGR=[YR=2005] S5 E21 N22 W21									
S17\$ N50 E3 N4 W7 N4 W5 N5 W10\$ E10 S5 E5 S4 E7 S4 W3 S33 E21									
N68\$ PTR=N20 FUS=[YR=2005] N7 E1 N27 E25 S33 W19 S1 W7\$ S20\$									

BUILDING DIMENSIONS									
BAS=[YR=2005] W15 DCK=[YR=2005] N6 W25 S6 E25\$ W25 S7									
UOP=[YR=2005] W5 S15 E5 N15\$ S15 FOP=[YR=2005] S13									
UOP=[YR=2005] S29 BAS=[YR=2005] S23 E3 S1 E7 N1 E3 N23 W13\$									
E12 N29 W12\$ E12 S29 E1 S21 E6 FGR=[YR=2005] S5 E21 N22 W21									
S17\$ N50 E3 N4 W7 N4 W5 N5 W10\$ E10 S5 E5 S4 E7 S4 W3 S33 E21									
N68\$ PTR=N20 FUS=[YR=2005] N7 E1 N27 E25 S33 W19 S1 W7\$ S20\$									

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