

LOT 24
IN OR 2242/143
PRESERVE @ SUMMER BEACH #1A

HOFSTETTER JAMES C & CYNTHIA M
95062 WILLET WAY
FERNANDINA BEACH, FL 32034-5378

2024

00-SB-30-1671-0024-0000



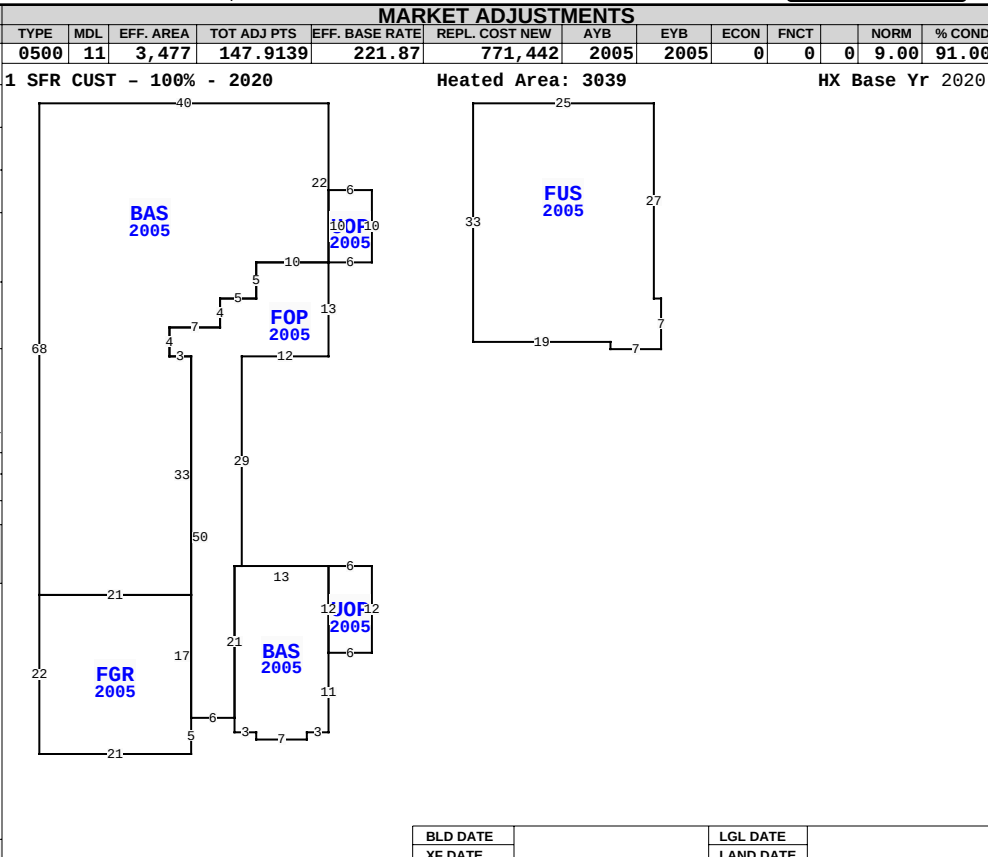
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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	61,782
BAS	1,895	100	1,895	382,604
FGR	462	55	254	51,283
FOP	527	30	158	31,900
FUS	838	100	838	169,194
UOP	60	20	12	2,422
UOP	72	20	14	2,826
TOTALS	4,160		3,477	702,012

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	449.00	SF	6.50
2	0855	CONC PAVER	0	100	14	3	42.00	SF	10.00
3	0861	POOL GUNIT	0	100	0	0	187.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	306.00	SF	10.00
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
7	0910	SCRN RM L	0	100	0	0	585.00	SF	4.50
8	1126	CB/STC 8"	0	100	42	6	252.00	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	100		PUD	0.00	0.00	1.00



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

TOTAL OB/XF									
17,582									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					702,012				
TOTAL MARKET OB/XF VALUE					17,582				
TOTAL LAND VALUE - MARKET					135,000				
TOTAL MARKET VALUE					854,594				
SOH/AGL Deduction					312,820				
ASSESSED VALUE					541,774				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					491,774				
TOTAL JUST VALUE					854,594				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					686,848				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515210	ELEC OTHER	1,500	06/01/2005
M09205	MECH OTHER	0	02/01/2005
R07065	REPAIR/RRF	18,000	02/01/2005
B0413213	NEW CONSTR	0	01/01/2005
B0514944	SWIM POOL	30,000	01/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2242/0143	11/27/2018	WD	Q	I	02	620,000			
GRANTOR: NEGRI SUSAN W									
GRANTEE: HOFSTETTER JAMES C									
1366/1701	11/14/2005	WD	Q	I		529,200			
GRANTOR: THE PRESERVE AT SUMME									
GRANTEE: NEGRI SUSAN W									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W40 S68 FGR=[YR=2005] S22 E21 N5 FOP=[YR=2005] E6 BAS=[YR=2005] S2 E3 S1 E7 N1 E3 N11 UOP=[YR=2005] E6 N12 W6 S12\$ N12 W13 S21\$ N21 E1 N29 E12 N13 W10 S5 W5 S4 W7 S4 E3 S50\$ N17 W21\$ E21 N33 W3 N4 E7 N4 E5 N5 E10 UOP=[YR=2005] E6 N10 W6 S10\$ N22\$ PTR=E20 FUS=[YR=2005] E25 S27 E1 S7 W7 N1 W19 N33\$ W20\$.									