

LOT 3
PRESERVE @ SUMMER BEACH #1B
PB 6/408

HYLTON J BERRY REVOCABLE TRUST/HYLTON J BERRY TRUS
95168 WILLET WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1672-0003-0000



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 Floo	11	CLAY TILE 70		
Interior Floo	14	CARPET 30		
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	05	Quality Level 05		
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	2,376	100	2,376	498,203
FGR	441	55	243	50,953
FOP	42	30	13	2,726
FOP	361	30	108	22,645
FUS	489	100	489	102,534
UOP	60	20	12	2,516
TOTALS	3,769		3,241	679,578

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,241	152.7715	229.16	742,708	2006	2006	0	0	8.50	91.50
1 SFR CUST - 100% - 2024 Heated Area: 2865 HX Base Yr 2024											
BLD DATE	01/22/2007		KK	LGL DATE							
XF DATE	01/22/2007		KK	LAND DATE	01/22/2007						
INC DATE				AG DATE							

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		679,578	
TOTAL MARKET OB/XF VALUE		25,990	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		840,568	
SOH/AGL Deduction		0	
ASSESSED VALUE		840,568	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		790,568	
TOTAL JUST VALUE		840,568	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		687,113	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01761	GAS	395	07/01/2012
B26233	ADDITION	11,043	07/01/2012
R09241	REPAIR/RRF	10,000	05/01/2006
C16007	CO ISSUED	204,850	02/01/2006
M11066	MECH OTHER	0	02/01/2006
B16007	NEW CONSTR	204,850	02/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2648/98	6/15/2023	WD	Q	I	01
GRANTOR: WOOD-RAINES DEBRA J					
GRANTEE: HYLTON J BERRY REVO					
1907/1111	3/14/2014	WD	Q	I	01
GRANTOR: FLEMMING EDWIN H & LO					
GRANTEE: WOOD-RAINES DEBRA J					

EXTRA FEATURES														
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
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2006	2006	3
2	0810	CONCRETE A	0	100	0	0		367.00	SF 6.50	6.50	100	2006	2006	3
3	0810	CONCRETE A	0	100	16	3		48.00	SF 6.50	6.50	100	2006	2006	3
4	1126	CB/STC 8"	0	100	0	0		294.00	SF 8.00	8.00	100	2006	2006	3
5	0861	POOL GUNIT	0	100	0	0		240.00	SF 85.00	85.00	100	2012	2012	3
6	0911	SCRN RM A	0	100	0	0		402.00	SF 17.50	17.50	100	2012	2012	3
7	0855	CONC PAVER	0	100	0	0		162.00	SF 10.00	10.00	100	2012	2012	3
8	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	2012	2012	3

LAND DESCRIPTION										TOTAL OB/XF										25,990									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.00	135,000.00	135,000.00	135,000												