LOT 4
PRESERVE @ SUMMER BEACH #1B
PB 6/408

JONES KENNETH R & PAMELA A
95178 WILLIET WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1672-0004-0000

BUILDING CHARACTERISTICS

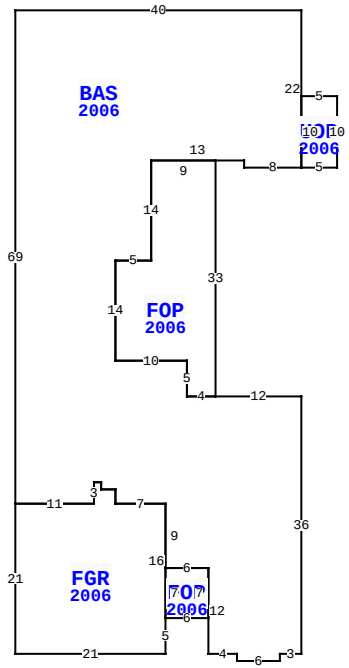
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,356	100	2,356	515,481
FGR	448	55	246	53,824
FOP	42	30	13	2,845
FOP	342	30	103	22,536
UOP	50	20	10	2,188
TOTALS	3,238		2,728	596,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,728	159.4138	239.12	652,319	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2024 Heated Area: 2356 HX Base Yr 2024



95178 WILLET WAY, FERNANDINA BEACH

BLD DATE	01/22/2007 KK	LGL DATE	01/01/2019 KB
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		596,872
TOTAL MARKET OB/XF VALUE		13,384
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		745,256
SOH/AGL Deduction		0
ASSESSED VALUE		745,256
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		695,256
TOTAL JUST VALUE		745,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09247	REPAIR/RRF	10,000	05/01/2006
C16008	CO ISSUED	177,193	02/01/2006
M11065	MECH OTHER	0	02/01/2006
B16008	NEW CONSTR	177,193	02/01/2006
P10242	OTHER	0	10/01/2005
E15754	ELEC OTHER	2,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/0374	2/06/2023	QC	U	I	11	100
GRANTOR: BREWSTER LAURA A						
GRANTEE: BREWSTER DEIRDRE A						
2617/1419	2/02/2023	WD	Q	I	02	835,000
GRANTOR: BREWSTER DEIRDRE A						
GRANTEE: JONES KENNETH R & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40S69FGR=[YR=2006] S21E21N5 FOP=[YR=2006] E6N7W6S7$N16W7N2W2N1W1 S3W11$E11N3E1S1E2S2E7S9E6S12E4 S1E6N1E3N36W12 FOP=[YR=2006] N33W9S14 W5S14E10S5E4$W4N5W10N14E5N14E13S1E8 UOP=[YR=2006] E5N10W5S10$N22$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	100	0	0	364.00	SF	6.50	6.50	100	2006	2006	3	87	2,058	
3	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2006	2006	3	87	254	
4	0855	CONC PAVER	0	100	0	0	464.00	SF	10.00	10.00	100	2006	2006	3	87	4,037	
5	1126	CB/STC 8"	0	100	0	0	259.00	SF	8.00	8.00	100	2006	2006	3	87	1,803	
6	0910	SCRN RM L	0	100	0	0	514.00	SF	15.00	15.00	100	2006	2006	3	27	2,082	

LAND DESCRIPTION

TOTAL OB/XF 13,384

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/06/2024 BY SYS