LOT 5
IN OR 1469/526
PRESERVE @ SUMMER BEACH #1B

ALBRIGHT GREGORY J & GAIL B
12209 OLD LUCAS LANE
ANCHORAGE, KY 40223

2024

00-SB-30-1672-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

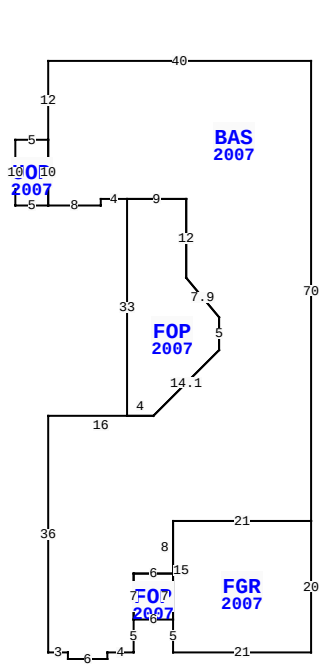
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	

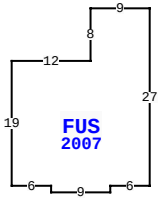
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,389	100	2,389	498,303
FGR	420	55	231	48,182
FOP	42	30	13	2,711
FOP	337	30	101	21,067
FUS	480	100	480	100,120
UOP	50	20	10	2,086
TOTALS	3,718		3,224	672,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,224	151.1450	226.72	730,945	2007	2007	0	0	0	8.00	92.00

1 SFR CUST – 0% - 0 Heated Area: 2869 HX Base Yr





95188 WILLET WAY, FERNANDINA BEACH

BLD DATE	07/17/2007 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	672,469
TOTAL MARKET OB/XF VALUE	11,537
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	819,006
SOH/AGL Deduction	165,393
ASSESSED VALUE	653,613
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	653,613
TOTAL JUST VALUE	819,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	666,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09244	REPAIR/RRF	10,000	05/01/2006
M11242	MECH OTHER	0	03/01/2006
E16100	ELEC OTHER	2,000	11/01/2005
P10240	OTHER	0	10/01/2005
C16017	CO ISSUED	0	09/01/2005
B16017	NEW CONSTR	204,850	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/0526	1/03/2007	WD	U	I	21	549,900

GRANTOR: THE PRESERVE AT SUMME
GRANTEE: ALBRIGHT GREGORY J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S12 UOP=[YR=2007] W5 S10 E5 N10$ S10 E8 N1 E4 FOP=[YR=2007] S33 E4 U10 R10 N5 U6 L5 N12 W9$ E9 S12 D6 R5 S5 D10 L10 W16 S36 E3 S1 E6 N1 E4 N5 FOP=[YR=2007] E6 FGR=[YR=2007] S5 E21 N20 W21 S15$ N7 W6 S7$ N7 E6 N8 E21 N70$ PTR=E15 FUS=[YR=2007] E12 N8 E9 S27 W6 S1 W9 N1 W6 N19$ W15$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	0810	CONCRETE A	0	0	0	0	449.00	SF	6.50	6.50	100	2007	2007	3	88	2,568	
3	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2007	2007	3	88	240	
4	0855	CONC PAVER	0	0	0	0	319.00	SF	10.00	10.00	100	2007	2007	3	88	2,807	
5	1126	CB/STC 8"	0	0	0	0	259.00	SF	8.00	8.00	100	2007	2007	3	88	1,823	
6	0910	SCRN RM L	0	0	0	0	490.00	SF	15.00	15.00	100	2007	2007	3	31	2,279	

LAND DESCRIPTION

TOTAL OB/XF 11,537

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	0		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