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

BETHONEY RAE LOUISE/BETHONEY DOUGLAS P
95196 WILLET WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1672-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

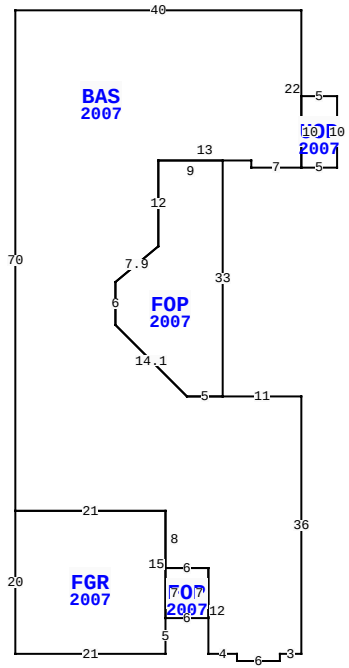
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,400	100	2,400	522,347
FGR	420	55	231	50,276
FOP	42	30	13	2,829
FOP	358	30	107	23,288
UOP	50	20	10	2,177
TOTALS	3,270		2,761	600,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,761	157.7165	236.57	653,170	2007	2007	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2024 Heated Area: 2400 HX Base Yr 2024



95196 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		600,916
TOTAL MARKET OB/XF VALUE		6,171
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		742,087
SOH/AGL Deduction		0
ASSESSED VALUE		742,087
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		687,087
TOTAL JUST VALUE		742,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903256	REMODEL	105,000	04/22/2019
R09242	REPAIR/RRF	10,000	05/01/2006
M11243	MECH OTHER	0	03/01/2006
P10241	OTHER	0	10/01/2005
C16018	CO ISSUED	0	09/01/2005
B16018	NEW CONSTR	177,193	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1277	7/31/2023	WD	Q	I	02	1,075,000
GRANTOR: BERTRAND FAMILY TRUST						
GRANTEE: BETHONEY DOUGLAS P						
2445/0462	2/23/2021	WD	U	I	11	100
GRANTOR: GREEN LOFT JOINT TRUS						
GRANTEE: BERTRAND FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S70 FGR=[YR=2007] S20 E21 N5 FOP=[YR=2007] E6 N7 W6 S7$ N15 W21$ E21 S8 E6 S12 E4 S1 E6 N1 E3 N36 W11 FOP=[YR=2007] N33 W9 S12 D5 L6 S6 D10 R10 E5 $ W5 U10 L10 N6 U5 R6 N12 E13 S1 E7 UOP=[YR=2007] E5 N10 W5 S10$ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2007	2007	3	88	2,288	
3	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2007	2007	3	88	240	
4	1126	CB/STC 8"	0	100	0	0	259.00	SF	8.00	8.00	100	2007	2007	3	88	1,823	

LAND DESCRIPTION

TOTAL OB/XF 6,171

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