LOT 7
PRESERVE @ SUMMER BEACH #1B
PB 6/408

MICHALIK MATTHEW JAMES & CASEY ELIZABETH
45 MONARCH WAY
NORTH OAKS, MN 55127

**2024**

**00-SB-30-1672-0007-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

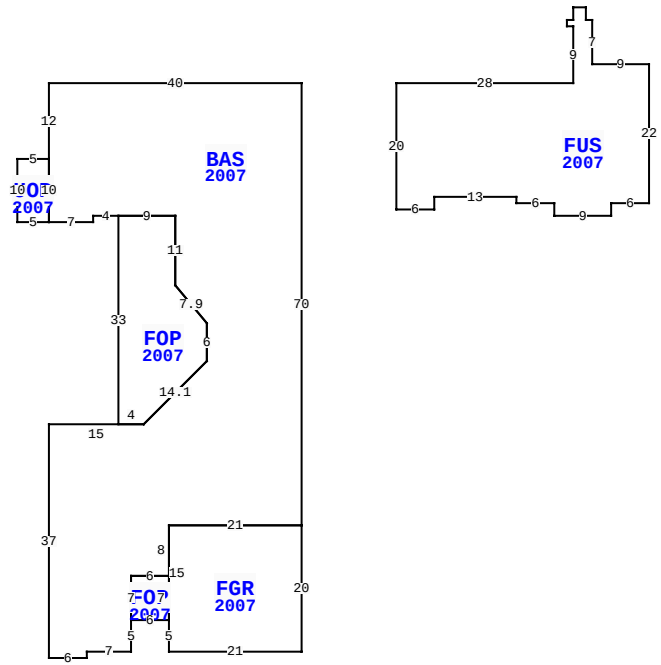
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 15 | CONC BLOCK 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 2,416 | 100 | 2,416 | 483,597 |
| FGR | 420 | 55 | 231 | 46,238 |
| FOP | 42 | 30 | 13 | 2,602 |
| FOP | 342 | 30 | 103 | 20,617 |
| FUS | 833 | 100 | 833 | 166,737 |
| UOP | 50 | 20 | 10 | 2,002 |
| TOTALS | 4,103 | | 3,606 | 721,792 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,606 | 145.0440 | 217.57 | 784,557 | 2007 | 2007 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SFR CUST – 0% - 0 Heated Area: 3249 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 07/25/2007 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

95206 WILLET WAY, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 721,792 |
| TOTAL MARKET OB/XF VALUE | 6,137 |
| TOTAL LAND VALUE - MARKET | 135,000 |
| TOTAL MARKET VALUE | 862,929 |
| SOH/AGL Deduction | 177,464 |
| ASSESSED VALUE | 685,465 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 685,465 |
| TOTAL JUST VALUE | 862,929 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 698,810 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R09700 | REPAIR/RRF | 10,000 | 09/01/2006 |
| M11888 | MECH OTHER | 0 | 08/01/2006 |
| P11013 | OTHER | 0 | 04/01/2006 |
| C16019 | CO ISSUED | 0 | 09/01/2005 |
| E15755 | ELEC OTHER | 2,000 | 09/01/2005 |
| B16019 | NEW CONSTR | 228,478 | 09/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2405/0325 | 10/28/2020 | WD | Q | I | 01 | 581,900 |
| GRANTOR: KLEIN FAMILY TRUST | | | | | | |
| GRANTEE: MICHALIK MATTHEW JA | | | | | | |
| 1788/0412 | 12/02/2011 | WD | U | I | 30 | 100 |
| GRANTOR: KLEIN HENRY NICHOLAS | | | | | | |
| GRANTEE: KLEIN HENRY NICHOLA | | | | | | |

## BUILDING NOTES

## 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 | 394.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 88 | 2,254 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 14 | 3 | 42.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 88 | 240 | |
| 4 | 1126 | CB/STC 8" | 0 | 0 | 0 | 0 | 259.00 | SF | 8.00 | 8.00 | 100 | 2007 | 2007 | 3 | 88 | 1,823 | |

## BUILDING DIMENSIONS

BAS=[YR=2007] W40 S12 UOP=[YR=2007] W5 S10 E5 N10$ S10 E7 N1 E4 FOP=[YR=2007] S33 E4 U10 R10 N6 U6 L5 N11 W9$ E9 S11 D6 R5 S6 D10 L10 W15 S37 E6 N1 E7 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] E28 N9 W1 N1 E1 N2 E2 S2 E1 S7 E9 S22 W6 S2 W9 N2 W6 N1 W13 S2 W6 N20$ W15$.

## LAND DESCRIPTION

TOTAL OB/XF 6,137

| 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 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/06/2024 BY SYS