LOT 17
IN OR 2056/460
PRESERVE @ SUMMER BEACH #1B

FLOHR SARA LEIGH REV TRUST/FLOHR SARA LEIGH TRUSTE
95217 WILLET WAY
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1672-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

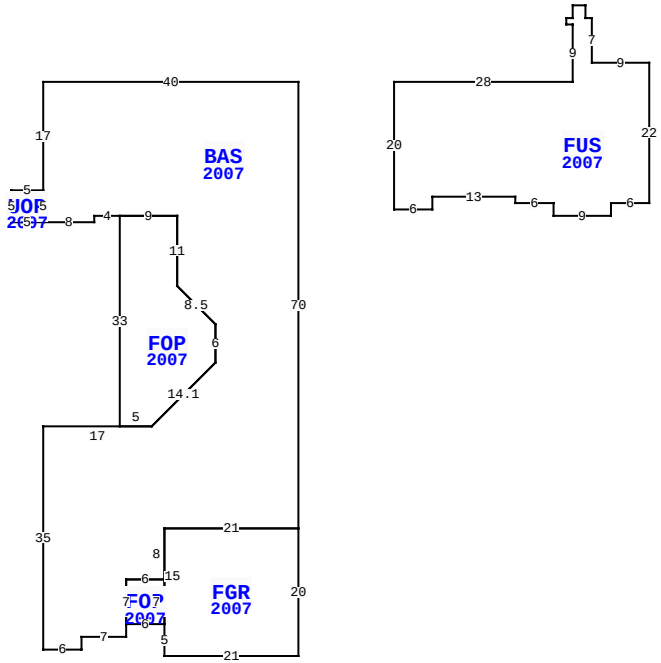
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,332	100	2,332	475,837
FGR	420	55	231	47,134
FOP	42	30	13	2,652
FOP	361	30	108	22,037
FUS	833	100	833	169,971
UOP	25	20	5	1,020
TOTALS	4,013		3,522	718,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,522	147.8592	221.79	781,144	2007	2007	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2017 Heated Area: 3165 HX Base Yr 2017



95217 WILLET WAY, FERNANDINA BEACH

BLD DATE	09/10/2007 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		718,652
TOTAL MARKET OB/XF VALUE		10,550
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		864,202
SOH/AGL Deduction		340,193
ASSESSED VALUE		524,009
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		474,009
TOTAL JUST VALUE		864,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		832,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17674	ELEC OTHER	2,000	07/01/2006
R0609459	REPAIR/RRF	10,000	06/01/2006
P10670	OTHER	0	01/01/2006
C16270	CO ISSUED	0	10/01/2005
B16270	NEW CONSTR	228,478	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2056/0460	6/30/2016	WD	Q	I	01	600,000
GRANTOR: CAMPANA PATRICIA P LI						
GRANTEE: FLOHR SARA LEIGH RE						
1672/0371	4/06/2010	WD	U	I	30	100
GRANTOR: CAMPANA PATRICIA P						
GRANTEE: CAMPANA PATRICIA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S17 UOP=[YR=2007] W5 S5 E5 N5$ S5 E8 N1 E4 FOP=[YR=2007] S33 E5 U10 R10 N6 U6 L6 N11 W9 $ E9 S11 D6 R6 S6 D10 L10 W17 S35 E6 N2 E7 N2 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 $.

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	0811	CONCRETE B	0	100	0	0	545.00	SF	5.20	5.20	100	2007	2007	3	88	2,494	
3	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2007	2007	3	88	257	
4	0835	QUARY TILE	0	100	0	0	211.00	SF	10.00	10.00	100	2007	2007	3	88	1,857	
5	0910	SCRN RM L	0	100	0	0	487.00	SF	15.00	15.00	100	2007	2007	3	31	2,265	
6	1123	CB 8"	0	100	0	0	252.00	SF	6.15	6.15	100	2007	2007	3	88	1,364	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	31	310	
8	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2007	2007	3	88	183	

LAND DESCRIPTION

TOTAL OB/XF 10,550

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