LOT 19
PRESERVE AT SUMMER BEACH #3
PBK 8/99

CONTICELLI ANTONIO P & MARY BARBARA
94258 GULL POINT PLACE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1675-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

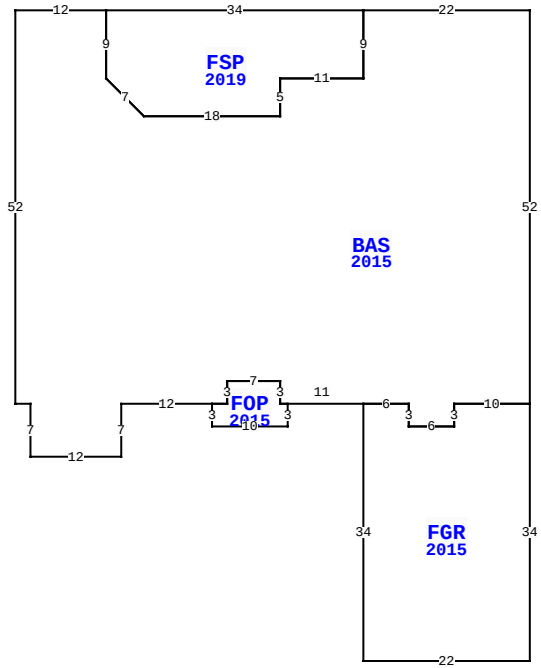
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,209	100	3,209	881,802
FGR	730	55	402	110,465
FOP	51	30	15	4,122
FSP	409	40	164	45,065
TOTALS	4,399		3,790	1,041,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,790	190.8270	286.24	1,084,850	2015	2015	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2020 Heated Area: 3209 HX Base Yr 2020



94258 GULL POINT PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,041,456
TOTAL MARKET OB/XF VALUE		23,117
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,364,573
SOH/AGL Deduction		598,174
ASSESSED VALUE		766,399
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		716,399
TOTAL JUST VALUE		1,364,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,044,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015920		6,355	12/13/2023
B1530118	CO ISSUED	0	09/29/2015
B1530118	NEW CONSTR	402,751	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2283/0951	6/14/2019	WD	Q	I	01	959,000
GRANTOR: ROSZELL NANCY R						
GRANTEE: CONTICELLI ANTONIO						
2219/1284	8/21/2018	TD	U	I	11	100
GRANTOR: QUINN SHIRLEY C REVOC						
GRANTEE: ROSZELL NANCY R						

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	1,971.00	SF	7.00	7.00	100	2015	2015	3	95	13,107	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	70	3,500	
4	0855	CONC PAVER	0	100	34	14	476.00	SF	10.00	10.00	100	2016	2016	3	96	4,570	

BUILDING DIMENSIONS

BAS=[YR=2015] W22 FSP=[YR=2019] W34 S9 D5 R5 E18 N5 E11 N9$
S9 W11 S5 W18 U5 L5 N9 W12 S52 E2 S7 E12 N7 E12
FOP=[YR=2015] S3 E10 N3 W1 N3 W7 S3 W2$ E2 N3 E7 S3 E11
FGR=[YR=2015] S34 E22 N34 W10 S3 W6 N3 W6$ E6 S3 E6 N3 E10
N52$.

LAND DESCRIPTION

TOTAL OB/XF 23,117

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	300,000.00	300,000.00	300,000							

REVIEW DATE 04/24/2024 BY HS Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS