LOT 25
IN OR 1958/1033
PRESERVE AT SUMMER BEACH #3

CORBIN OWEN BRADLEY & SUSAN BETTS
130 REMINGTON DRIVE
ST CHARLES, IL 60175

2024

00-SB-30-1675-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

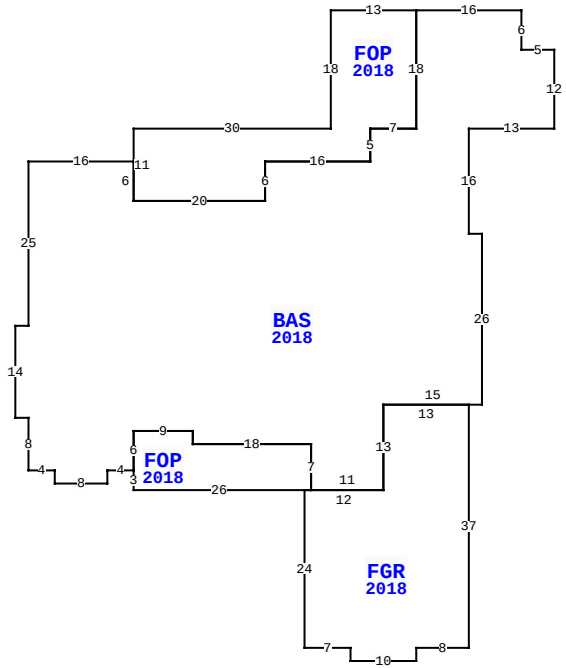
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	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	3,325	100	3,325	1,027,513
FGR	789	55	434	134,117
FOP	207	30	62	19,160
FOP	534	30	160	49,444
TOTALS	4,855		3,981	1,230,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,981	211.3020	316.95	1,261,778	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 0% - 0 Heated Area: 3325 HX Base Yr



95745 SAGO DR, 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	1,230,234
TOTAL MARKET OB/XF VALUE	90,346
TOTAL LAND VALUE - MARKET	315,000
TOTAL MARKET VALUE	1,635,580
SOH/AGL Deduction	393,970
ASSESSED VALUE	1,241,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,241,610
TOTAL JUST VALUE	1,635,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,259,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808599	SCRNROOM	15,893	08/22/2018
1709168	SWIM POOL	30,000	10/17/2017
B1707287	NEW CONSTR	432,292	08/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1958/1033	1/21/2015	SW	Q	V	01	150,000

GRANTOR: PRESERVE OF AMELIA IS
GRANTEE: CORBIN OWEN BRADLEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W5 N6 W16 FOP=[YR=2018] W13 S18 W30 S11 E20 N6 E16 N5 E7 N18$ S18 W7 S5 W16 S6 W20 N6 W16 S25 W2 S14 E2 S8 E4 S2 E8 N2 E4 FOP=[YR=2018] S3 E26 FGR=[YR=2018] S24 E7 S2 E10 N2 E8 N37 W13 S13 W12$ E1 N7 W18 N2 W9 S6$ N6 E9 S2 E18 S7 E11 N13 E15 N26 W2 N16 E13 N12$.

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	0855	CONC PAVER	0	0	0	0	1,542.00	SF	7.00	7.00	100	2018	2018	3	97	10,470	
2	0855	CONC PAVER	0	0	0	0	136.00	SF	7.00	7.00	100	2018	2018	3	97	923	
3	0861	POOL GUNIT	0	0	0	0	350.00	SF	127.50	127.50	100	2018	2018	3	87	38,824	
4	0911	SCRN RM A	0	0	0	0	544.00	SF	17.50	17.50	100	2018	2018	3	82	7,806	
5	0835	QUARY TILE	0	0	0	0	742.00	SF	20.00	20.00	100	2018	2018	3	97	14,395	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2018	2018	3	98	5,880	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	82	1,640	
8	1126	CB/STC 8"	0	0	0	0	276.00	SF	8.00	8.00	100	2018	2018	3	97	2,142	
9	0911	SCRN RM A	0	0	0	0	576.00	SF	17.50	17.50	100	2018	2018	3	82	8,266	

LAND DESCRIPTION

TOTAL OB/XF 90,346

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	1.05	300,000.00	315,000.00	315,000							

REVIEW DATE 04/10/2024 BY DJA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS