

PARTRIDGE OLIVER BENJAMIN
95001 WILLET WAY
FERNANDINA BEACH, FL 32034

10-2N-26-2010-0057-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

010001

HARDIE BRD 90 STONE 10

Exterior Wall

21

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LVT/LAMNT 50

Interior Floo

14

CARPET 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories Units

021.

WOOD FRAME 100
1. 100
0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

05

NEIGHBORHOOD/LOC

5020.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,601

100

1,601

166,709

FGR

581

55

320

33,321

FOP

46

30

14

1,458

FOP

160

30

48

4,998

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,983109.6620104.18206,58920222022000.0599.95

1 SINGLE FAM - 0% - 2023

Heated Area: 1601

HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE206,486

TOTAL MARKET OB/XF VALUE3,286

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE274,772

SOH/AGL Deduction0

ASSESSED VALUE274,772

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE274,772

TOTAL JUST VALUE274,772

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE264,544

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2612/151312/29/2022SWQI01348,000

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: PARTRIDGE OLIVER BE

2394/03499/21/2020SWQQV052,760,300

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 FOP=[YR=2022] N10 W16 S10 E16\$ W16 S66 E10 N1 FOP=[YR=2022] E6 N3 FGR=[YR=2022] E19 N35 W10 S14 W11 S21 E2\$ W2 N7 W4 S10\$ N10 E4 N14 E11 N14 E10 N27\$.

LAND DESCRIPTIONTOTAL OB/XF3,286

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT UNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND0PUD50.00120.001.00LT1.001.001.0065,000.0065,000.0065,000

EXTRA FEATURES

75672 SPOONBILL LN, YULEE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

ADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

5.201002022202231003,286

REVIEW DATE12/14/2022BYKWTot Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 08/06/2024 BY SYS