



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,214	100	2,214	307,211
FGR	494	55	272	37,743
FOP	235	30	70	9,713
FSP	130	40	52	7,215
FST	15	55	8	1,110
PTO	222	5	11	1,527
USP	104	30	31	4,302
TOTALS	3,414		2,658	368,820

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,658	112.1280	140.16	372,545	2020	2020	0	0	0	1.00	99.00	
1 SNGL FAM - 0% - 2023 Heated Area: 2214 HX Base Yr													
85021 WILLISTON CT, FERNANDINA BEACH													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0	0	0	0	732.00	SF	10.00	10.00	100	2020	2020
2	0462	ST/AL FNC	0	0	0	0	204.00	SF	10.00	10.00	100	2020	2020
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		368,820	
TOTAL MARKET OB/XF VALUE		9,720	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		453,540	
SOH/AGL Deduction		0	
ASSESSED VALUE		453,540	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		453,540	
TOTAL JUST VALUE		453,540	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		436,916	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003914	SCRN ENCL	2,000	07/01/2020
20002195	CO ISSUED	0	03/11/2020
19005052	NEW CONSTR	305,876	06/13/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2718/559	6/12/2024	WD	Q	I	01	560,000
GRANTOR: SUBER SUZAN & JOHN						
GRANTEE: GLAZE RANDY & NANCY						
2559/0600	4/29/2022	WD	Q	I	01	516,000
GRANTOR: HUGHES KEVIN MICHAEL						
GRANTEE: SUBER SUZAN & JOHN						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2020] W14 FSP=[YR=2020] N10 W13 S10 E13\$ W13 N10 W17 S72 FOP=[YR=2020] S5 E24 N8 FGR=[YR=2020] E20 N24 W16 FST=[YR=2020] N1 W5 S3 E5 N2 \$ S2 W5 S22 E1\$ W1 N11 W8 S14 W15\$ E15 N14 E8 N14 E5 S1 E16 N35\$ PTO=[YR=2020] N13 U5 L5 W8 USP=[YR=2020] W13 S8 E13 N8\$ S18 E13 \$.													

LAND DESCRIPTION										TOTAL OB/XF										9,720									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												