



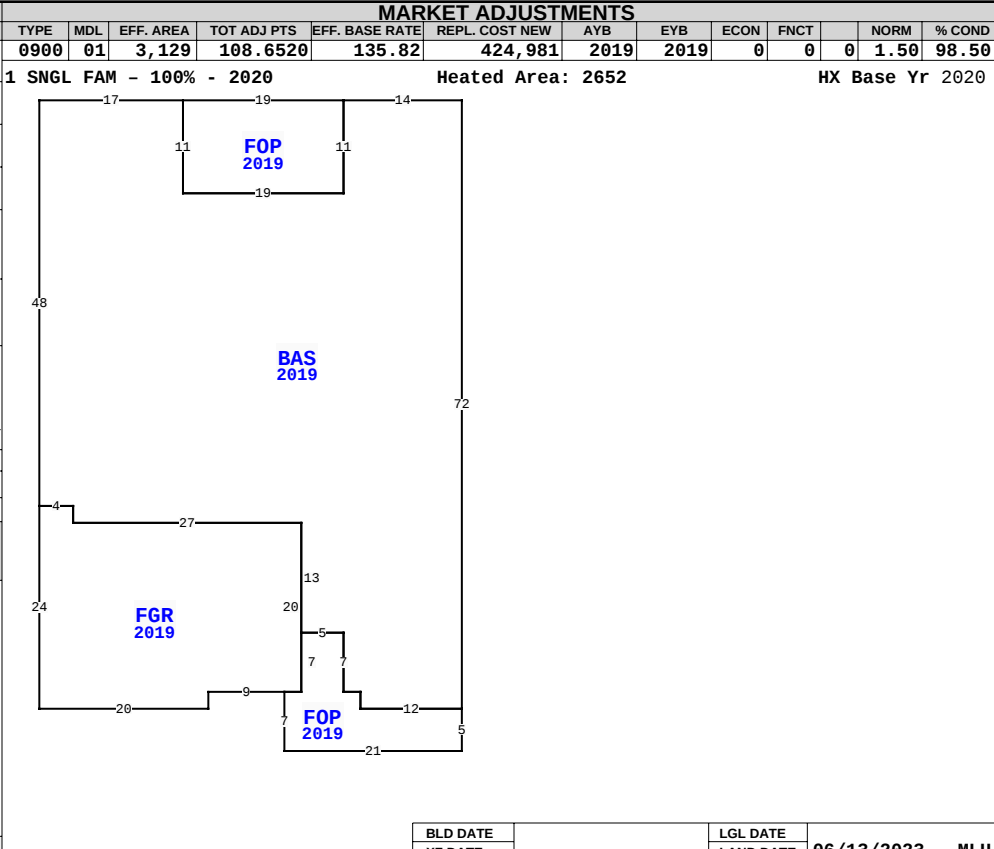
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
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	2,652	100	2,652	354,792
FGR	668	55	367	49,098
FOP	158	30	47	6,288
FOP	209	30	63	8,429
TOTALS	3,687		3,129	418,606

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	1,336.00	SF	10.00	10.00	
2	0910	SCRN RM L	0	100	51	10	510.00	SF	15.00	15.00	
3	0855	CONC PAVER	0	100	51	10	510.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	



85051 WILLISTON CT, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
24,670											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		418,606	
TOTAL MARKET OB/XF VALUE		24,670	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		518,276	
SOH/AGL Deduction		232,581	
ASSESSED VALUE		285,695	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		235,695	
TOTAL JUST VALUE		518,276	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		499,827	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001872	CO ISSUED	0	02/26/2019
18009507	SCRN ROOM	0	01/01/2019
18009299	NEW CONSTR	357,687	09/12/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2433/0920	2/11/2021	LE	U	I	11
GRANTOR: SANTORELLI FRANK & MA					
GRANTEE: SANTORELLI ANDREW &					
2258/0901	2/26/2019	WD	Q	I	02
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: SANTORELLI FRANK &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W14FOP=[YR=2019] S11 W19 N11 E19\$ S11 W19 N11 W17 S48 FGR=[YR=2019] S24 E20 N2 E9 FOP=[YR=2019] S7 E21 N5 W12 N2 W2 N7 W5 S7 W2\$ E2 N20 W27 N2 W4\$ E4 S2 E27 S13 E5 S7 E2 S2 E12 N72\$.											