LOT 3
IN OR 1564/929
PRESERVE @ SUMMER BEACH #1A

KREBS MARJORIE JANE M REVOC TRUST/KREBS MARJORIE J
95115 WILLET WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1671-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

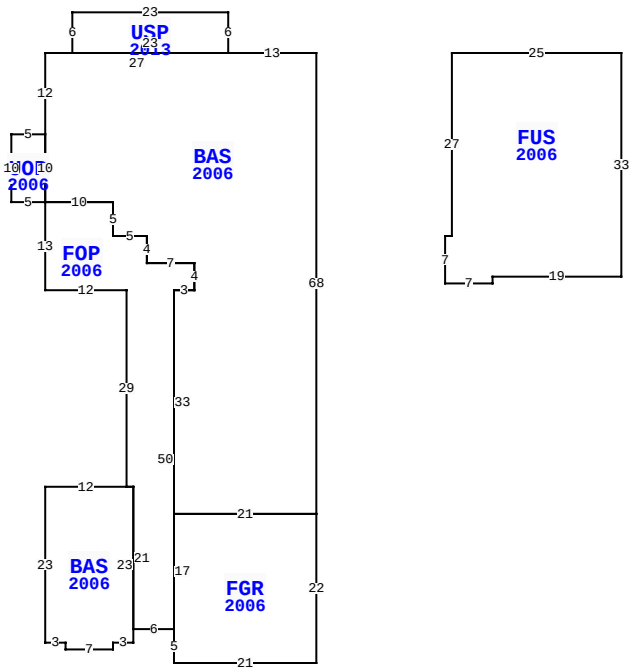
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	306	100	2006	306	62,252
BAS	1,895	100	2006	1,895	385,518
FGR	462	55	2006	254	51,673
FOP	527	30	2006	158	32,143
FUS	838	100	2006	838	170,482
UOP	50	20	2006	10	2,035
USP	138	30	2013	41	8,341
TOTALS	4,216			3,502	712,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,502	141.4908	223.56	782,907	2006	2006	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2007 Heated Area: 3039 HX Base Yr 2007



95115 WILLET WAY, FERNANDINA BEACH

BLD DATE	02/06/2007	KK	LGL DATE	
XF DATE	02/06/2007	KK	LAND DATE	02/06/2007 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		712,445
TOTAL MARKET OB/XF VALUE		7,452
TOTAL LAND VALUE - MARKET		141,750
TOTAL MARKET VALUE		861,647
SOH/AGL Deduction		394,120
ASSESSED VALUE		467,527
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		416,805
TOTAL JUST VALUE		861,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		829,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327642	ADDITION	11,840	08/01/2013
M10476	MECH OTHER	0	10/01/2005
R08190	REPAIR/RRF	10,000	09/01/2005
P0509519	OTHER	0	05/01/2005
E14716	ELEC OTHER	2,000	04/01/2005
C14875	CO ISSUED	219,156	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/0929	5/01/2008	WD	Q	I	01	100
GRANTOR: KREBS JANE M						
GRANTEE: KREBS MARJORIE JANE						
1452/1786	10/17/2006	WD	Q	I		548,600
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: KREBS JANE M						

BUILDING NOTES

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	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	2006	2006	3	89	1,780	
2	0810	CONCRETE A	0	100	0	0	455.00	SF	6.50	6.50	100	2006	2006	3	86	2,543	
3	0855	CONC PAVER	0	100	14	3	42.00	SF	10.00	10.00	100	2006	2006	3	86	361	
4	1126	CB/STC 8"	0	100	0	0	329.00	SF	8.00	8.00	100	2006	2006	3	86	2,264	
5	0462	ST/AL FNC	0	100	0	0	126.00	SF	10.00	10.00	100	2006	2006	3	40	504	

BUILDING DIMENSIONS

BAS=[YR=2006] W13 USP=[YR=2013] N6 W23 S6 E23$ W27 S12
UOP=[YR=2006] W5 S10 E5 N10$ S10 FOP=[YR=2006] S13 E12 S29
BAS=[YR=2006] W12 S23 E3 S1 E7 N1 E3 N23 W1$ E1 S21 E6
FGR=[YR=2006] S5 E21 N22 W21 S17$ N50 E3 N4 W7 N4 W5 N5 W10$
E10 S5 E5 S4 E7 S4 W3 S33 E21 N68$ PTR=[YR=2006] E20
FUS=[YR=2006] E25 S33 W19 S1 W7 N7 E1 N27$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 7,452

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.05	135,000.00	141,750.00	141,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 141,750 Market: 0 Agricultural: 0 Common: 141,750 PRINTED 07/30/2025 BY SYS