

LOT 4
PRESERVE @ SUMMER BEACH #1A
PB 6/399

DANKOWSKI CHRISTOPHER & LAURIE
95105 WILLET WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1671-0004-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	16	WD FR STUC 70	0500	11	3,485	143.5421	226.80	790,398	2006	2006	0	0	0	9.00	91.00	VALUATION SUMMARY																						
Exterior Wall	15	CONC BLOCK 30	1 SFR CUST - 100% - 2025												Heated Area: 3039												HX Base Yr 2025											
Roof Structure	08	IRREGULAR 100													VALUATION BY												STANDARD											
Roof Cover	07	CONC TILE 100													Tax Group: 8												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												719,262											
Interior Floo	14	CARPET 60													TOTAL MARKET OB/XF VALUE												10,127											
Interior Floo	11	CLAY TILE 40													TOTAL LAND VALUE - MARKET												141,750											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												871,139											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												0											
Bedrooms	4	100													ASSESSED VALUE												871,139											
Bathrooms	4	100													TOTAL EXEMPTION VALUE												HX HB 50,722											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												820,417											
Stories	2.	2. 100	TOTAL JUST VALUE												871,139																							
Units	0	100	NCON VALUE												0																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												838,615																							
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	63,155																																	
BAS	1,895	100	2006	1,895	391,105																																	
DCK	150	10	2006	15	3,096																																	
FGR	462	55	2006	254	52,422																																	
FOP	556	30	2006	167	34,467																																	
FUS	838	100	2006	838	172,953																																	
UOP	50	20	2006	10	2,064																																	
TOTALS	4,257			3,485	719,262																																	
EXTRA FEATURES						95105 WILLET WAY, FERNANDINA BEACH																																
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115																						
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2006	2006	3	86	2,791																						
3	0855	CONC PAVER	0	100	0	0	54.00	SF	10.00	10.00	100	2006	2006	3	86	464																						
4	0855	CONC PAVER	0	100	0	0	108.00	SF	10.00	10.00	100	2006	2006	3	86	929																						
5	0462	ST/AL FNC	0	100	0	0	129.00	SF	10.00	10.00	100	2006	2006	3	40	516																						
6	1126	CB/STC 8"	0	100	0	0	336.00	SF	8.00	8.00	100	2006	2006	3	86	2,312																						
TOTAL OB/XF 10,127																																						
LAND DESCRIPTION																																						
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																					
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 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 141,750 Market: 0 Agricultural: 0 Common: 141,750 PRINTED 07/30/2025 BY SYS																																						