LOT 9
PRESERVE @ SUMMER BEACH #1A
PB 6/399

FERNANDEZ ROBERT & SUSAN L/E/
95057 WILLET WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1671-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

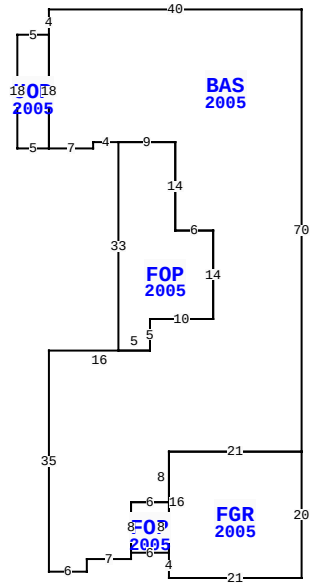
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		

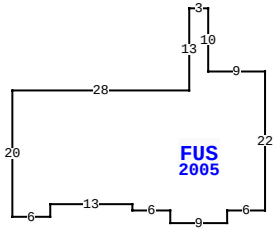
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,364	100	2005	2,364	489,114
FGR	420	55	2005	231	47,794
FOP	48	30	2005	14	2,897
FOP	361	30	2005	108	22,345
FUS	837	100	2005	837	173,176
UOP	90	20	2005	18	3,724
TOTALS	4,120			3,572	739,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,572	144.6984	228.62	816,631	2005	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2018 Heated Area: 3201 HX Base Yr 2018





95057 WILLET WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		739,051
TOTAL MARKET OB/XF VALUE		7,749
TOTAL LAND VALUE - MARKET		141,750
TOTAL MARKET VALUE		888,550
SOH/AGL Deduction		457,369
ASSESSED VALUE		431,181
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		380,459
TOTAL JUST VALUE		888,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		855,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17742	ADDITION	3,000	10/31/2006
M0409053	H/AC	0	12/01/2004
R046968	REPAIR/RRF	18,000	12/01/2004
B0413224	NEW CONSTR	228,478	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2273/1353	5/03/2019	WD	U	I	11	100
GRANTOR: FERNANDEZ ROBERT M &						
GRANTEE: FERNANDEZ FAMILY RE						
2118/1696	4/27/2017	SW	U	I	12	485,000
GRANTOR: THE HUNTINGTON NATION						
GRANTEE: FERNANDEZ ROBERT M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S4 UOP=[YR=2005] W5 S18 E5 N18$ S18 E7 N1 E4 FOP=[YR=2005] S33 E5 N5 E10 N14 W6 N14 W9$ E9 S14 E6 S14 W10 S5 W16 S35 E6 N2 E7 N1 FOP=[YR=2005] E6 FGR=[YR=2005] S4 E21 N20 W21 S16$ N8 W6 S8$ N8 E6 N8 E21 N70$ PTR= E15 FUS=[YR=2005] E28 N13 E3 S10 E9 S22 W6 S2 W9 N2 W6 N1 W13 S2 W6 N20$ W15$.

EXTRA FEATURES

LN	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	2005	2005	3	88	3,080	
2	0810	CONCRETE A	0	100	0	0	471.00	SF	6.50	6.50	100	2005	2005	3	84	2,572	
3	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2005	2005	3	84	262	
4	1126	CB/STC 8"	0	100	0	0	273.00	SF	8.00	8.00	100	2005	2005	3	84	1,835	

LAND DESCRIPTION

TOTAL OB/XF 7,749

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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