

LOT 13
PRESERVE @ SUMMER BEACH #1A
PB 6/399

HUENINK ALVIN J & EDA ELAINE L/E/
95019 WILLET WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1671-0013-0000



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	3,477	138.6845	219.12	761,880	2005	2005	0	0	0	9.50	90.50	VALUATION BY STANDARD																						
Exterior Wall	15	CONC BLOCK	30	1 SFR CUST - 100% - 2025												Heated Area: 3039												HX Base Yr											
Roof Structure	08	IRREGULAR	100													VALUATION SUMMARY																							
Roof Cover	01	MINIMUM	100													Tax Group: 8												Tax Dist:											
Interior Wall	05	DRYWALL	100													BUILDING MARKET VALUE												689,501											
Interior Floor	14	CARPET	60													TOTAL MARKET OB/XF VALUE												18,924											
Interior Floor	11	CLAY TILE	40	TOTAL LAND VALUE - MARKET												141,750																							
Air Condition	03	CENTRAL	100	TOTAL MARKET VALUE												850,175																							
Heating Type	04	AIR DUCTED	100	SOH/AGL Deduction												0																							
Bedrooms	5	100		ASSESSED VALUE												850,175																							
Bathrooms	5	100		TOTAL EXEMPTION VALUE												13 850,175																							
Frame	02	WOOD FRAME	100	BASE TAXABLE VALUE												0																							
Stories	2.	2. 100		TOTAL JUST VALUE												850,175																							
Units	0	100		NCON VALUE												0																							
				INCOME VALUE																																			
				PREVIOUS YEAR MKT VALUE												819,678																							
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	2005	306	60,681																																		
BAS	1,895	100	2005	1,895	375,785																																		
DCK	156	10	2005	16	3,173																																		
FGR	462	55	2005	254	50,369																																		
FOP	527	30	2005	158	31,332																																		
FUS	838	100	2005	838	166,179																																		
UOP	50	20	2005	10	1,983																																		
TOTALS				4,234			3,477	689,501																															
EXTRA FEATURES				95019 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	0812	CONCRETE C	0	100	0	0	1,552.00	SF	4.00	4.00	100	2005	2005	3	84	5,215																							
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2005	2005	3	84	262																							
3	1126	CB/STC 8"	0	100	0	0	336.00	SF	8.00	8.00	100	2005	2005	3	84	2,258																							
4	0855	CONC PAVER	0	100	0	0	459.00	SF	10.00	10.00	100	2005	2005	3	84	3,856																							
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080																							
6	0462	ST/AL FNC	0	100	0	0	114.00	SF	10.00	10.00	100	2005	2005	3	36	410																							
7	0911	SCRN RM A	0	100	0	0	488.00	SF	17.50	17.50	100	2011	2011	3	45	3,843																							
TOTAL OB/XF 18,924																																							
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	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 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																																							