LOT 16
IN OR 1584/1436
PRESERVE @ SUMMER BEACH #1A

PARTRIDGE MALCOLM I & JANE
95001 WILLET WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1671-0016-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

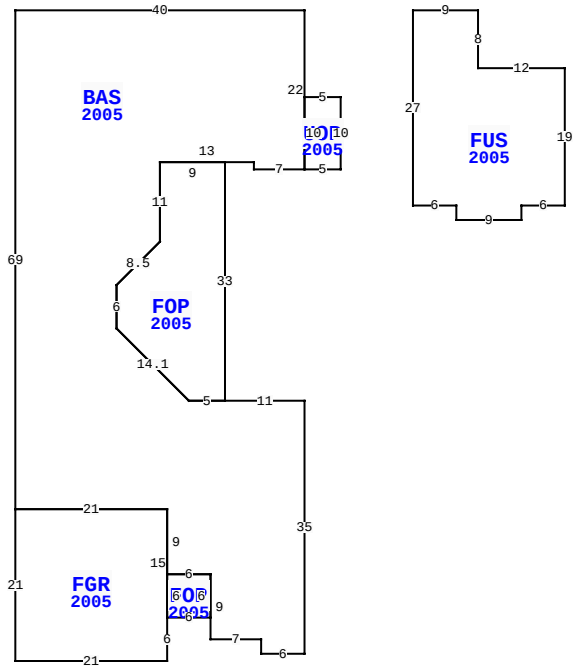
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,343	100	2005	2,343	491,491
FGR	441	55	2005	243	50,974
FOP	36	30	2005	11	2,308
FOP	361	30	2005	108	22,655
FUS	489	100	2005	489	102,577
UOP	50	20	2005	10	2,098
TOTALS	3,720			3,204	672,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,204	146.6995	231.79	742,655	2005	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2022 Heated Area: 2832 HX Base Yr 2022



95001 WILLET WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		672,103
TOTAL MARKET OB/XF VALUE		6,841
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		813,944
SOH/AGL Deduction		166,504
ASSESSED VALUE		647,440
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		596,718
TOTAL JUST VALUE		813,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		783,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0409018	H/AC	0	12/01/2004
B0413223	NEW CONSTR	204,850	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1584/1436	9/11/2008	WD	Q	I		625,000
GRANTOR: BATTEN ERIC K & VICKI						
GRANTEE: PARTRIDGE MALCOLM I						
1377/0243	12/29/2005	WD	Q	V	06	133,900
GRANTOR: BATTEN VICKI W						
GRANTEE: WILKINSON ROGER & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S69 FGR=[YR=2005] S21 E21 N6 FOP=[YR=2005] E6 N6 W6 S6$ N15 W21$ E21 S9 E6 S9 E7 S2 E6 N35 W11 FOP=[YR=2005] N33 W9 S11 L6 D6 S6 D10 R10 E5$W5 L10 U10 N6 U6 R6 N11 E13 S1 E7 UOP=[YR=2005] E5 N10 W5 S10$ N22$ PTR= E15FUS=[YR=2005] E9 S8 E12 S19 W6 S2 W9 N2 W6 N27 $ 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	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	2005	2005	3	84	2,970	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	2005	2005	3	84	278	
3	1126	CB/STC 8"	0	100	0	0	173.00	SF	8.00	8.00	100	2005	2005	3	84	1,163	
4	0855	CONC PAVER	0	100	0	0	87.00	SF	10.00	10.00	100	2005	2005	3	84	731	
5	0855	CONC PAVER	0	100	0	0	166.00	SF	10.00	10.00	100	2009	2009	3	89	1,477	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	74	222	

LAND DESCRIPTION

TOTAL OB/XF 6,841

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	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS