LOT 18
PRESERVE @ SUMMER BEACH #1A
PB 6/399

CASEY JAMES M & VICTORIA A
95010 WILLET WAY
FERNANDINA BEACH, FLORIDA 32034

2025

00-SB-30-1671-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

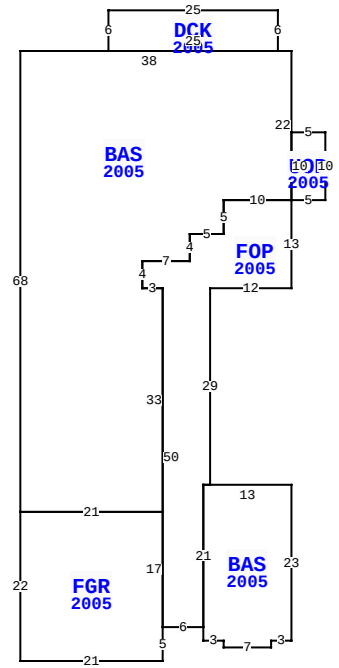
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2005	306	66,813
BAS	1,895	100	2005	1,895	413,755
DCK	150	10	2005	15	3,275
FGR	462	55	2005	254	55,458
FOP	527	30	2005	158	34,498
UOP	50	20	2005	10	2,184
TOTALS	3,390			2,638	575,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,638	152.6976	241.26	636,444	2005	2005	0	0	0	9.50	90.50

1 SFR CUST – 0% - 2024 Heated Area: 2201 HX Base Yr



95010 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	575,982
TOTAL MARKET OB/XF VALUE	9,635
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	720,617
SOH/AGL Deduction	0
ASSESSED VALUE	720,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	720,617
TOTAL JUST VALUE	720,617
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	694,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16525	SCRN RM	6,500	09/01/2005
B0413212	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2781/995	3/31/2025	WD	Q	I	01	839,000
GRANTOR: RODELL SUSAN M LIVING						
GRANTEE: CASEY JAMES M & VIC						
2632/506	4/18/2023	WD	Q	I	02	880,000
GRANTOR: WISEMAN ANN MARIE						
GRANTEE: RODELL SUSAN M LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 DCK=[YR=2005] N6 W25 S6 E25 $ W38 S68 FGR=[YR=2005] S22 E21 N5 FOP=[YR=2005] E6 BAS=[YR=2005] S2 E3 S1 E7 N1 E3 N23 W13 S21 $ N21 E1 N29 E12 N13 UOP=[YR=2005] E5 N10 W5 S10 $ W10 S5 W5 S4 W7 S4 E3 S50 $ N17 W21 $ E21 N33 W3 N4 E7 N4 E5 N5 E10 N22 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0810	CONCRETE A	0	0	0	0	450.00	SF	6.50	6.50	100	2005	2005	3	84	2,457	
3	0810	CONCRETE A	0	0	13	4	52.00	SF	6.50	6.50	100	2005	2005	3	84	284	
4	1126	CB/STC 8"	0	0	0	0	321.00	SF	8.00	8.00	100	2005	2005	3	84	2,157	
5	0910	SCRN RM L	0	0	0	0	502.00	SF	15.00	15.00	100	2005	2005	3	22	1,657	

LAND DESCRIPTION

TOTAL OB/XF 9,635

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	0		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