LOT 19
IN OR 1964/1250
PRESERVE @ SUMMER BEACH #1A

PARADISE RAYMOND J & CATHERINE
95016 WILLET WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1671-0019-0000

BUILDING CHARACTERISTICS

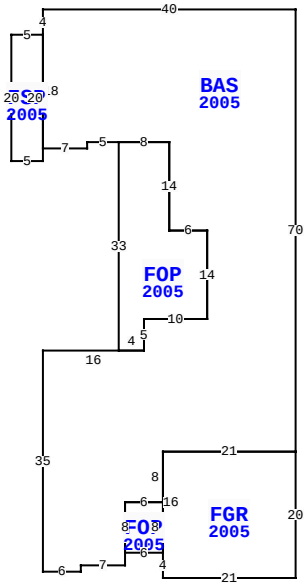
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	

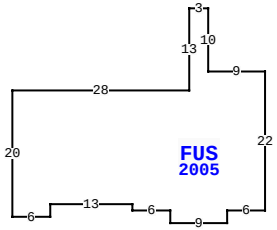
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,371	100	2005	2,371	486,550
FGR	420	55	2005	231	47,403
FOP	48	30	2005	14	2,873
FOP	328	30	2005	98	20,111
FSP	100	40	2005	40	8,208
FUS	837	100	2005	837	171,760
TOTALS	4,104			3,591	736,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,591	143.5104	226.75	814,259	2005	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2022 Heated Area: 3208 HX Base Yr 2022





95016 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		736,904
TOTAL MARKET OB/XF VALUE		9,843
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		881,747
SOH/AGL Deduction		183,976
ASSESSED VALUE		697,771
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		647,049
TOTAL JUST VALUE		881,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		848,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516778	SCRN RM	6,700	09/01/2005
B0413364	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1964/1250	2/12/2015	WD	Q	I	01	555,000
GRANTOR: CHMELY NANCY G						
GRANTEE: PARADISE RAYMOND J						
1351/1916	9/22/2005	WD	Q	I		520,500
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: CHMELY ROBERT M & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S4 FSP=[YR=2005] W5 S20 E5 N20$ S18 E7 N1 E5 FOP=[YR=2005] S33 E4 N5 E10 N14 W6 N14 W8$ E8 S14 E6 S14 W10 S5 W16 S35 E6 N1 E7 N2 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	398.00	SF	6.50	6.50	100	2005	2005	3	84	2,173	
3	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	2005	2005	3	84	349	
4	1126	CB/STC 8"	0	100	0	0	244.00	SF	8.00	8.00	100	2005	2005	3	84	1,640	
5	0855	CONC PAVER	0	100	0	0	252.00	SF	10.00	10.00	100	2005	2005	3	84	2,117	
6	0910	SCRN RM L	0	100	0	0	489.00	SF	4.50	4.50	100	2005	2005	3	22	484	

LAND DESCRIPTION

TOTAL OB/XF 9,843

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