LOT 22
PRESERVE @ SUMMER BEACH #1A
PB 6/399

LOWE FAMILY TRUST/LOWE ROBERT B III TRUSTEE
95044 WILLET WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1671-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

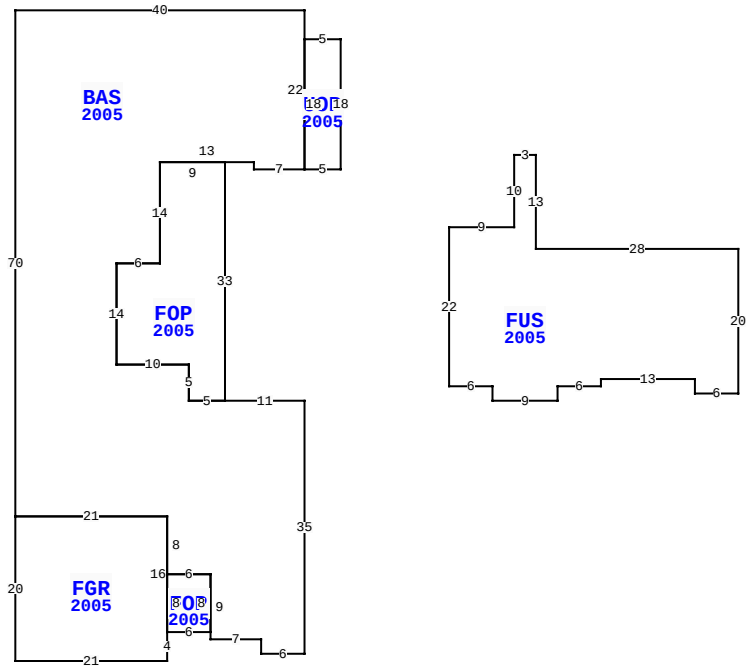
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	481,092
FGR	420	55	2005	231	47,010
FOP	48	30	2005	14	2,849
FOP	361	30	2005	108	21,979
FUS	837	100	2005	837	170,335
UOP	90	20	2005	18	3,663
TOTALS	4,120			3,572	726,929

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	142.3224	224.87	803,236	2005	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2023 Heated Area: 3201 HX Base Yr 2023



95044 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		726,929
TOTAL MARKET OB/XF VALUE		7,566
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		869,495
SOH/AGL Deduction		159,291
ASSESSED VALUE		710,204
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		659,482
TOTAL JUST VALUE		869,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		836,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006427	REMODEL	100,000	04/25/2022
M09213	MECH OTHER	0	02/01/2005
R047052	REPAIR/RRF	18,000	12/01/2004
B0413220	NEW CONSTR	228,478	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1773	6/24/2024	WD	U	I	11	100
GRANTOR: LOWE ROBERT B & SHERY						
GRANTEE: LOWE FAMILY TRUST						
2549/0509	3/02/2022	WD	Q	I	01	799,000
GRANTOR: GOLDSTEIN MARY SWAIN						
GRANTEE: LOWE ROBERT B & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S70 FGR=[YR=2005] S20 E21 N4 FOP=[YR=2005] E6 N8 W6 S8$ N16 W21$ E21 S8 E6 S9 E7 S2 E6 N35 W11 FOP=[YR=2005] N33 W9 S14 W6 S14 E10 S5 E5$ W5 N5 W10 N14 E6 N14 E13 S1 E7 UOP=[YR=2005] E5 N18 W5 S18$ N22$ PTR=E20 S30 FUS=[YR=2005] E9 N10 E3 S13 E28 S20 W6 N2 W13 S1 W6 S2 W9 N2 W6 N22$ N30 W20$.

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	316.00	SF	6.50	6.50	100	2005	2005	3	84	1,725	
3	0810	CONCRETE A	0	100	0	0	47.00	SF	6.50	6.50	100	2005	2005	3	84	257	
4	1126	CB/STC 8"	0	100	0	0	259.00	SF	8.00	8.00	100	2005	2005	3	84	1,740	
5	0855	CONC PAVER	0	100	0	0	91.00	SF	10.00	10.00	100	2005	2005	3	84	764	

LAND DESCRIPTION

TOTAL OB/XF 7,566

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