LOT 24
IN OR 2242/143
PRESERVE @ SUMMER BEACH #1A

HOFSTETTER JAMES C & CYNTHIA M
95062 WILLET WAY
FERNANDINA BEACH, FL 32034-5378

2025

00-SB-30-1671-0024-0000

BUILDING CHARACTERISTICS

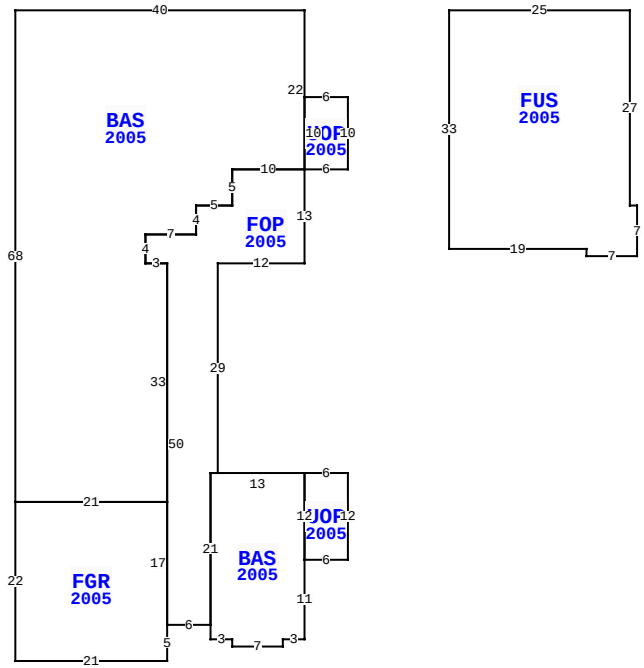
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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	306	100	2005	306	64,718
BAS	1,895	100	2005	1,895	400,790
FGR	462	55	2005	254	53,721
FOP	527	30	2005	158	33,417
FUS	838	100	2005	838	177,236
UOP	60	20	2005	12	2,538
UOP	72	20	2005	14	2,961
TOTALS	4,160			3,477	735,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,477	147.9139	233.70	812,575	2005	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2020 Heated Area: 3039 HX Base Yr 2020



95062 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		735,380
TOTAL MARKET OB/XF VALUE		16,669
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		887,049
SOH/AGL Deduction		329,564
ASSESSED VALUE		557,485
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		506,763
TOTAL JUST VALUE		887,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		854,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515210	ELEC OTHER	1,500	06/01/2005
M09205	MECH OTHER	0	02/01/2005
R07065	REPAIR/RRF	18,000	02/01/2005
B0413213	NEW CONSTR	0	01/01/2005
B0514944	SWIM POOL	30,000	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2242/0143	11/27/2018	WD	Q	I	02	620,000
GRANTOR: NEGRI SUSAN W						
GRANTEE: HOFSTETTER JAMES C						
1366/1701	11/14/2005	WD	Q	I		529,200
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: NEGRI SUSAN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S68 FGR=[YR=2005] S22 E21 N5 FOP=[YR=2005] E6 BAS=[YR=2005] S2 E3 S1 E7 N1 E3 N11 UOP=[YR=2005] E6 N12 W6 S12$ N12 W13 S21$ N21 E1 N29 E12 N13 W10 S5 W5 S4 W7 S4 E3 S50$ N17 W21$ E21 N33 W3 N4 E7 N4 E5 N5 E10 UOP=[YR=2005] E6 N10 W6 S10$ N22$ PTR=E20 FUS=[YR=2005] E25 S27 E1 S7 W7 N1 W19 N33$ 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	0810	CONCRETE A	0	100	0	0	449.00	SF	6.50	6.50	100	2005	2005	3	84	2,452	
2	0855	CONC PAVER	0	100	14	3	42.00	SF	10.00	10.00	100	2005	2005	3	84	353	
3	0861	POOL GUNIT	0	100	0	0	187.00	SF	85.00	85.00	100	2005	2005	3	36	5,722	
4	0855	CONC PAVER	0	100	0	0	306.00	SF	10.00	10.00	100	2005	2005	3	84	2,570	
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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	220	
7	0910	SCRN RM L	0	100	0	0	585.00	SF	4.50	4.50	100	2005	2005	3	22	579	
8	1126	CB/STC 8"	0	100	42	6	252.00	SF	8.00	8.00	100	2005	2005	3	84	1,693	

LAND DESCRIPTION

TOTAL OB/XF 16,669

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