

LOT 25
PRESERVE @ SUMMER BEACH #1A
PB 6/399

2000 REVOCABLE TRUST OF MONTAGUE CHRISTINE HALL/MO
C/O MONTAGUE CHRISTINE HALL, 95072 WILLET WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1671-0025-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																												
Exterior Wall	16	WD FR STUC 70	0500	11	2,628	155.9923	246.47	647,723	2005	2005	0	0	0	9.50	90.50	VALUATION BY STANDARD																											
Exterior Wall	15	CONC BLOCK 30	1 SFR CUST - 100% - 2008													Heated Area: 2201													HX Base Yr 2008														
Roof Structure	08	IRREGULAR 100																Tax Group: 8													Tax Dist:												
Roof Cover	07	CONC TILE 100																BUILDING MARKET VALUE													586,189												
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE													11,505												
Interior Floo	11	CLAY TILE 70																TOTAL LAND VALUE - MARKET													135,000												
Interior Floo	14	CARPET 30																TOTAL MARKET VALUE													732,694												
Air Condition	03	CENTRAL 100																SOH/AGL Deduction													333,243												
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE													399,451												
Bedrooms	3	100																TOTAL EXEMPTION VALUE													55,722												
Bathrooms	3.5	100																BASE TAXABLE VALUE													343,729												
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE													732,694												
Stories	1.	1. 100	NCON VALUE													0																											
Units	0	100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													706,526														
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	68,255																																						
BAS	1,895	100	2005	1,895	422,690																																						
FGR	462	55	2005	254	56,656																																						
FOP	527	30	2005	158	35,243																																						
UOP	75	20	2005	15	3,346																																						
TOTALS			3,265		2,628	586,189																																					
EXTRA FEATURES						95072 WILLET WAY, FERNANDINA BEACH																																					
L N	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	411.00	SF	6.50	6.50	100	2005	2005	3	84	2,244																											
3	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2005	2005	3	84	213																											
4	0855	CONC PAVER	0	100	0	0	273.00	SF	10.00	10.00	100	2005	2005	3	84	2,293																											
5	0472	VF 2 RAIL	0	100	0	0	1.00	LF	15.00	15.00	100	2005	2005	3	64	10																											
6	1126	CB/STC 8"	0	100	0	0	292.00	SF	8.00	8.00	100	2005	2005	3	84	1,962																											
7	0911	SCRN RM A	0	100	0	0	556.00	SF	8.75	8.75	100	2009	2009	3	35	1,703																											
TOTAL OB/XF 11,505																																											
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																										
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																																											