LOT 28
IN OR 1487/1523
PRESERVE @ SUMMER BEACH #1A

MORGAN JAMES W & GAIL C
95100 WILLET WAY
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1671-0028-0000

BUILDING CHARACTERISTICS

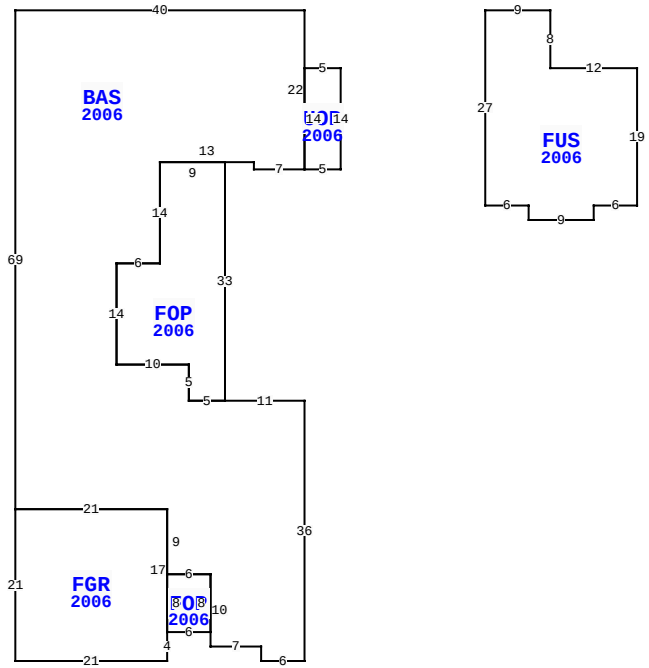
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,356	100	2006	2,356	491,588
FGR	441	55	2006	243	50,702
FOP	48	30	2006	14	2,921
FOP	361	30	2006	108	22,534
FUS	489	100	2006	489	102,032
UOP	70	20	2006	14	2,921
TOTALS	3,765			3,224	672,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,224	145.1208	229.29	739,231	2006	2006	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2008 Heated Area: 2845 HX Base Yr 2008



95100 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		672,700
TOTAL MARKET OB/XF VALUE		4,550
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		812,250
SOH/AGL Deduction		378,904
ASSESSED VALUE		433,346
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		382,624
TOTAL JUST VALUE		812,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		781,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0413758	CO ISSUED	218,232	07/28/2005
B0413758	NEW CONSTR	218,232	07/28/2005
E0515089	ELEC OTHER	2,000	06/01/2005
M09612	MECH OTHER	0	04/01/2005
R07225	REPAIR/RRF	18,000	02/01/2005
P0408743	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1523	3/26/2007	WD	Q	I		619,000
GRANTOR: PURCEL MORRIS A & SHA						
GRANTEE: MORGAN JAMES W & GA						
1401/1519	4/05/2006	WD	Q	I		491,800
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: PURCEL MORRIS A & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40 S69 FGR=[YR=2006] S21 E21 N4 FOP=[YR=2006] E6 N8 W6 S8$ N17 W21$ E21 S9 E6 S10 E7 S2 E6 N36 W11 FOP=[YR=2006] N33 W9 S14 W6 S14 E10 S5 E5$ W5 N5 W10 N14 E6 N14 E13 S1 E7 UOP=[YR=2006] E5 N14 W5 S14$ N22$ PTR=E25 FUS=[YR=2006] E9 S8 E12 S19 W6 S2 W9 N2 W6 N27$ W25$.

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	445.00	SF	6.50	6.50	100	2006	2006	3	86	2,488	
2	0810	CONCRETE A	0	100	0	0	50.00	SF	6.50	6.50	100	2006	2006	3	86	280	
3	1126	CB/STC 8"	0	100	0	0	259.00	SF	8.00	8.00	100	2006	2006	3	86	1,782	

LAND DESCRIPTION

TOTAL OB/XF 4,550

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS