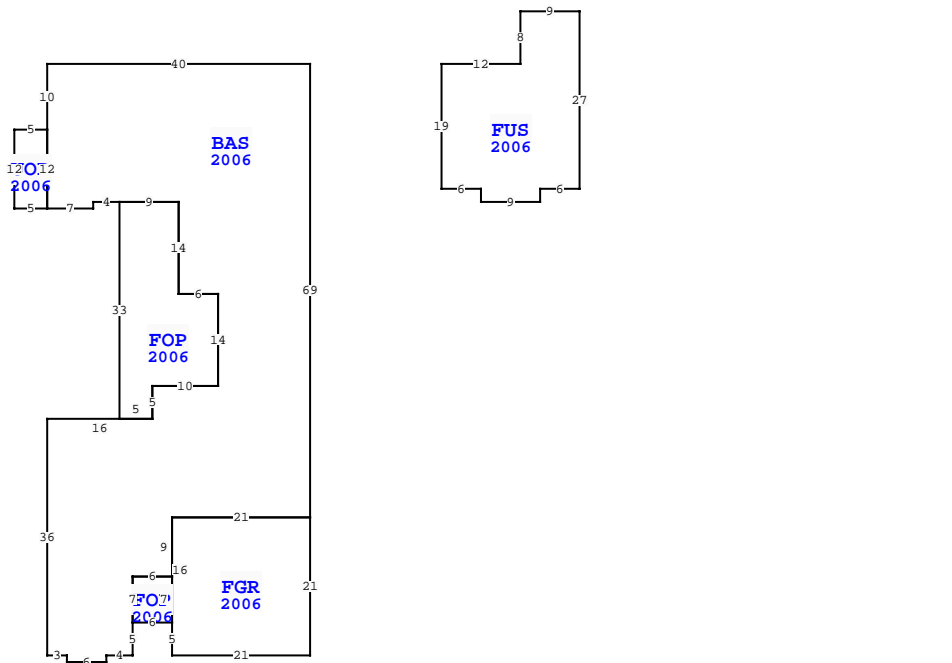


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	15	CONC BLOCK	30
Roof Structure	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,376	100	2006
FGR	441	55	2006
FOP	42	30	2006
FOP	361	30	2006
FUS	489	100	2006
UOP	60	20	2006
TOTALS	3,769		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2024		782,313	2006	2006	0	0	9.00	91.00
Heated Area: 2865						HX Base Yr 2024					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		711,905	
TOTAL MARKET OB/XF VALUE		24,687	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		871,592	
SOH/AGL Deduction		6,648	
ASSESSED VALUE		864,944	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		814,222	
TOTAL JUST VALUE		871,592	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		840,568	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01761	GAS	395	07/01/2012
B26233	ADDITION	11,043	07/01/2012
R09241	REPAIR/RRF	10,000	05/01/2006
C16007	CO ISSUED	204,850	02/01/2006
M11066	MECH OTHER	0	02/01/2006
B16007	NEW CONSTR	204,850	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/98	6/15/2023	WD Q	Q	I	01	1,050,000
GRANTOR: WOOD-RAINES DEBRA J						
GRANTEE: HYLTON J BERRY REVO						
1907/1111	3/14/2014	WD Q	Q	I	01	545,000
GRANTOR: FLEMMING EDWIN H & LO						
GRANTEE: WOOD-RAINES DEBRA J						

EXTRA FEATURES																	
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0810	CONCRETE A	0	100	0	0	367.00	SF	6.50	6.50	100	2006	2006	3	86	2,052	
3	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2006	2006	3	86	268	
4	1126	CB/STC 8"	0	100	0	0	294.00	SF	8.00	8.00	100	2006	2006	3	86	2,023	
5	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2012	2012	3	64	13,056	
6	0911	SCRN RM A	0	100	0	0	402.00	SF	17.50	17.50	100	2012	2012	3	50	3,518	
7	0855	CONC PAVER	0	100	0	0	162.00	SF	10.00	10.00	100	2012	2012	3	92	1,490	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3	50	500	

BLD DATE	01/22/2007	KK	LGL DATE	
XF DATE	01/22/2007	KK	LAND DATE	01/22/2007
INC DATE			AG DATE	

95168 WILLET WAY, FERNANDINA BEACH

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2006] W40 S10 UOP=[YR=2006] W5 S12 E5 N12\$ S12 E7 N1 E4 FOP=[YR=2006] S33 E5 N5 E10 N14 W6 N14 W9\$ E 9S14 E6 S14 W10 S5 W16 S36 E3 S1 E6 N1 E4 N5 FOP=[YR=2006] E6 FGR2 006=S5 E21 N21 W21 S16\$ N7 W6 S7\$ N7 E6 N9 E21 N69\$ PTR=[YR=2006] E20 FUS=[YR=2006] E12 N8 E9 S27 W6 S2 W9 N2 W6 N19\$ W20\$.											

LAND DESCRIPTION										TOTAL OB/XF														
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	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							