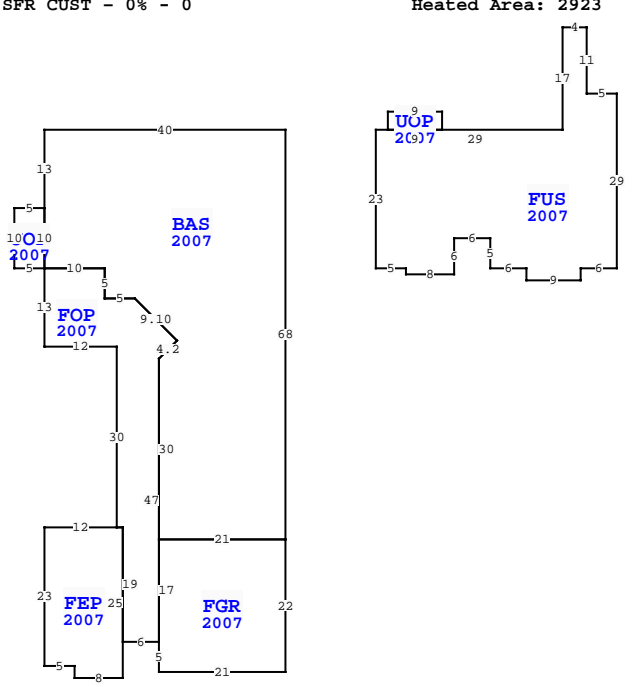


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	50
Exterior Wall	16	WD FR STUC	50
Roof Structure	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	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	1,909	100	2007
FEP	315	80	2007
FGR	462	55	2007
FOP	527	30	2007
FUS	1,014	100	2007
UOP	27	20	2007
UOP	50	20	2007
TOTALS	4,304		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 0%	- 0	229.75	827,560	2007	2007	0	0	8.50	91.50
Heated Area: 2923						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			757,217
TOTAL MARKET OB/XF VALUE			21,495
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			913,712
SOH/AGL Deduction			144,794
ASSESSED VALUE			768,918
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			768,918
TOTAL JUST VALUE			913,712
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			880,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09699	REPAIR/RRF	10,000	09/01/2006
M11890	MECH OTHER	0	08/01/2006
E17709	ELEC OTHER	2,000	07/01/2006
P10668	OTHER	0	01/01/2006
C16000	CO ISSUED	0	09/01/2005
B16000	NEW CONSTR	234,698	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/195	9/13/2023	WD	U	I	11	100
GRANTOR: KAUFMAN NICHOLAS T &						
GRANTEE: KAUFMAN FAMILY TRUS						
2041/1602	4/19/2016	WD	Q	I	01	510,000
GRANTOR: VISMOR BARBARA H						
GRANTEE: KAUFMAN NICHOLAS T						

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	0	0	0	2.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	3,600	
2	0812	CONCRETE C	0	0	0	0	1,098.00	SF	4.00	4.00	100	2007	2007	3	87	3,821	
3	0835	QUARY TILE	0	0	14	3	42.00	SF	10.00	10.00	100	2007	2007	3	87	365	
4	0835	QUARY TILE	0	0	0	0	532.00	SF	10.00	10.00	100	2007	2007	3	87	4,628	
5	1126	CB/STC 8"	0	0	0	0	441.00	SF	8.00	8.00	100	2007	2007	3	87	3,069	
6	0910	SCRN RM L	0	0	23	3	69.00	SF	15.00	15.00	100	2007	2007	3	27	279	
7	0910	SCRN RM L	0	0	0	0	405.00	SF	15.00	15.00	100	2007	2007	3	27	1,640	
8	0810	CONCRETE A	0	0	0	0	485.00	SF	6.50	6.50	100	2007	2007	3	87	2,743	
9	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	27	1,350	

BLD DATE	07/19/2007	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

95234 WILLET WAY, FERNANDINA BEACH

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W40 S13 UOP=[YR=2007] W5 S10 E5 N10\$ S10 FOP=[YR=2007] S13 E12 S30 FEP=[YR=2007] W12 S23 E5 S2 E8 N25 W1\$ E1 S19 E6 FGR=[YR=2007] S5 E21 N22 W21 S17\$ N47 U3 R3 U7 L7 W5 N5 W10\$ E10 S5 E5 D7 R7 D3 L3 S30 E21 N68\$ PTR=E15 FUS=[YR=2007] E2 UOP=[YR=2007] N3 E9 S3 W9\$ E29 N17 E4 S11 E5 S29 W6 S2 W9 N2 W6 N5 W6 S6 W8 N1 W5 N23\$ W15\$.	

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	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							