LOT 14
IN OR 1854/1354
PRESERVE @ SUMMER BEACH #1B

THE AMERICAN HOME LIFE INSURANCE COMPANY
400 KANSAS AVENUE
TOPEKA, KS 66601

2025

00-SB-30-1672-0014-0000

BUILDING CHARACTERISTICS

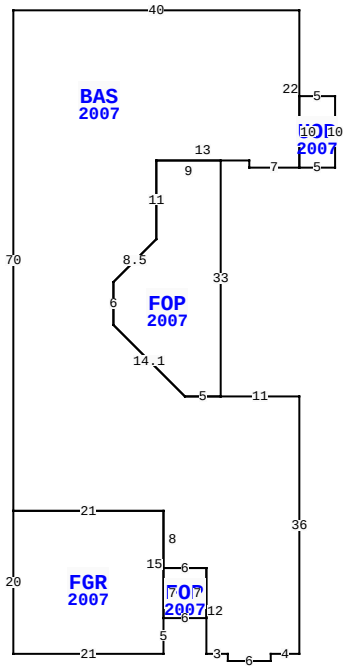
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,397	100	2007	2,397	546,537
FGR	420	55	2007	231	52,670
FOP	42	30	2007	13	2,964
FOP	361	30	2007	108	24,625
UOP	50	20	2007	10	2,280
TOTALS	3,270			2,759	629,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,759	157.7165	249.19	687,515	2007	2007	0	0	0	8.50	91.50

1 SFR CUST – 0% - 0 Heated Area: 2397 HX Base Yr



95242 WILLET WAY, FERNANDINA BEACH

BLD DATE	07/17/2007 KK	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	629,076
TOTAL MARKET OB/XF VALUE	6,970
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	771,046
SOH/AGL Deduction	110,012
ASSESSED VALUE	661,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	661,034
TOTAL JUST VALUE	771,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	742,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17707	ELEC OTHER	2,000	07/01/2006
M11778	MECH OTHER	0	07/01/2006
R0609464	REPAIR/RRF	10,000	06/01/2006
P10657	OTHER	0	01/01/2006
C16161	CO ISSUED	0	09/01/2005
B16161	NEW CONSTR	177,193	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1854/1354	4/22/2013	WD	Q	I	02	545,000
GRANTOR: BERKE RICHARD K & ELI						
GRANTEE: THE AMERICAN HOME L						
1485/1691	3/16/2007	WD	Q	I		534,600
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: BERKE RICHARD K & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S70 FGR=[YR=2007] S20 E21 N5 FOP=[YR=2007] E6 N7 W6 S7$ N15 W21$ E21 S8 E6 S12 E3 S1 E6 N1 E4 N36 W11 FOP=[YR=2007] N33 W9 S11 D6 L6 S6 D10 R10 E5 $ W5 U10 L10 N6 U6 R6 N11 E13 S1 E7 UOP=[YR=2007] E5 N10 W5 S10$ N22$.

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	0811	CONCRETE B	0	0	0	0	638.00	SF	5.20	5.20	100	2007	2007	3	87	2,886	
2	0835	QUARY TILE	0	0	12	3	36.00	SF	10.00	10.00	100	2007	2007	3	87	313	
3	1126	CB/STC 8"	0	0	0	0	259.00	SF	8.00	8.00	100	2007	2007	3	87	1,803	
4	0910	SCRN RM L	0	0	0	0	486.00	SF	15.00	15.00	100	2007	2007	3	27	1,968	

LAND DESCRIPTION

TOTAL OB/XF 6,970

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	0		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