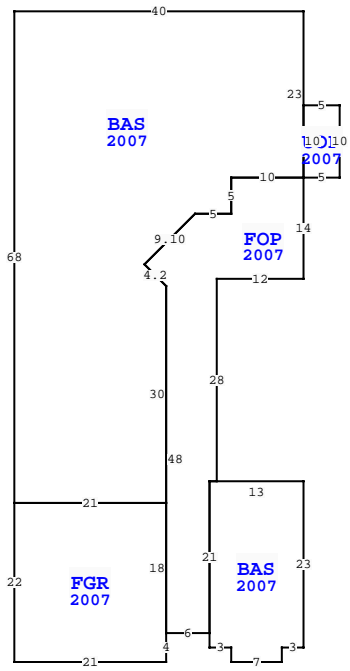


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	70		
Exterior Wall	15	CONC BLOCK	30		
Roof Structure	08	IRREGULAR	100		
Roof Cover	07	CONC TILE	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	60		
Interior Floor	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR 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	313	100	2007	313	71,366
BAS	1,909	100	2007	1,909	435,269
FGR	462	55	2007	254	57,914
FOP	544	30	2007	163	37,165
UOP	50	20	2007	10	2,280
TOTALS	3,278			2,649	603,995

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%	- 2017								
					Heated Area: 2222						
						HX Base Yr 2017					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		603,995	
TOTAL MARKET OB/XF VALUE		12,420	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		751,415	
SOH/AGL Deduction		316,304	
ASSESSED VALUE		435,111	
TOTAL EXEMPTION VALUE		HX HB WR 55,722	
BASE TAXABLE VALUE		379,389	
TOTAL JUST VALUE		751,415	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		724,362	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0609468	REPAIR/RRF	10,000	06/01/2006
M11482	MECH OTHER	0	05/01/2006
P10705	OTHER	0	02/01/2006
E16096	ELEC OTHER	2,000	11/01/2005
C16157	CO ISSUED	0	09/01/2005
B16157	NEW CONSTR	183,317	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/886	4/30/2024	SW	U	I	11	100
GRANTOR: RILEY JOHN L						
GRANTEE: RILEY JOHN LEROY LI						
2029/0154	2/05/2016	WD	Q	I	01	442,000
GRANTOR: FINCH STEVE H & SARAH						
GRANTEE: RILEY JOHN L & SHEL						

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	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	606.00	SF	5.20	5.20	100	2007	2007	3	87	2,742	
3	0855	CONC PAVER	0	100	0	0	47.00	SF	10.00	10.00	100	2007	2007	3	87	409	
4	1126	CB/STC 8"	0	100	0	0	329.00	SF	8.00	8.00	100	2007	2007	3	87	2,290	
5	0855	CONC PAVER	0	100	0	0	377.00	SF	10.00	10.00	100	2007	2007	3	87	3,280	
6	0910	SCRN RM L	0	100	0	0	469.00	SF	15.00	15.00	100	2007	2007	3	27	1,899	

BLD DATE	10/23/2007	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES	
95187 WILLET WAY, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2007] W40 S68 FGR=[YR=2007] S22 E21 N4 FOP=[YR=2007] E6 BAS=[YR=2007] S2 E3 S2 E7 N2 E3 N23 W13 S21\$ N21 E1 N28 E12 N14 W10 S5 W5 D7 L7 D3 R3 S48\$ N18 W21\$ E21 N30 U3 L3 U7 R7 E5 N5 E10 UOP=[YR=2007] E5 N10 W5 S10\$ N23 \$.	

LAND DESCRIPTION		TOTAL OB/XF															12,420							
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							