

TRACT B
 CONSERVATION
 IN OR 1977/913

THE PRESERVE AT SUMMER BEACH HOMEOWNERS ASSOC INC
 463499 SR 200
 YULEE, FL 32097

2025

00-SB-30-1675-000B-0000



| BUILDING CHARACTERISTICS | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | NASSAU COUNTY PROPERTY | | | | | | | | | | | | | | |
|---|----------|------------------|----------------------|-------------|-----|--------------------|-------|--------------|-------------|----------------------|----------------|-----------|--------|---------|------------|------------------------|---------------------------------|-----------------------------|-----------|---------|------|-----------|----|--------|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | STANDARD | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | VALUATION BY | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | Tax Group: 8 | | | | | Tax Dist: | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING MARKET VALUE | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTAL MARKET OB/XF VALUE | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTAL LAND VALUE - MARKET | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTAL MARKET VALUE | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | SOH/AGL Deduction | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | ASSESSED VALUE | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTAL EXEMPTION VALUE | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BASE TAXABLE VALUE | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTAL JUST VALUE | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | NCON VALUE | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | INCOME VALUE | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | PREVIOUS YEAR MKT VALUE | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | 100 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | PERMIT NUM | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | DESCRIPTION | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | AMT | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | ISSUED | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | DOR CODE | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | 0005 COMMON S/D LANDS | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | MAP NUM | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | MKT AREA | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | 03 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | NEIGHBORHOOD/LOC | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | 3021.00 | | | | | | | | | | | | | |
| AREA TYPE | | TOTAL GROSS AREA | | PCT OF BASE | | YEAR | | TOT ADJ AREA | | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTALS | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EXTRA FEATURES | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | GULL POINT PL, FERNANDINA BEACH | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BLD DATE | | LGL DATE | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | XF DATE | | LAND DATE | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | INC DATE | | AG DATE | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | LAND DESCRIPTION | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | 0 | | | | | | | | | | | | | |
| 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 | 000005 | C | COMMON S/D L | 0 | | PUD | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 100 | | | | | | | | | | | | | |
| REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |