LOT 19
PRESERVE AT SUMMER BEACH #3
PBK 8/99

CONTICELLI ANTONIO P & MARY BARBARA
94258 GULL POINT PLACE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1675-0019-0000

BUILDING CHARACTERISTICS

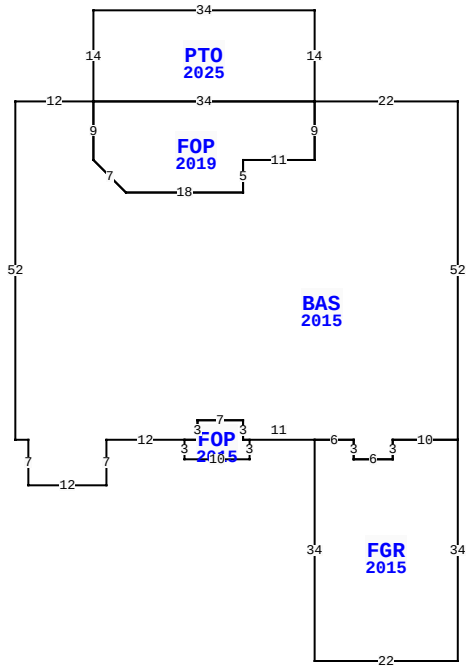
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	3,209	100	2015	3,209	863,082
FGR	730	55	2015	402	108,120
FOP	51	30	2015	15	4,034
FOP	409	30	2019	123	33,081
PTO	476	5	2025	24	6,455
TOTALS	4,875			3,773	1,014,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,773	178.2450	281.63	1,062,590	2015	2015	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2020 Heated Area: 3209 HX Base Yr 2020



94258 GULL POINT PL, FERNANDINA BEACH

BLD DATE		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		1,014,773
TOTAL MARKET OB/XF VALUE		26,759
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,341,532
SOH/AGL Deduction		548,947
ASSESSED VALUE		792,585
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		741,863
TOTAL JUST VALUE		1,341,532
NCON VALUE		3,960
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,364,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015920		6,355	12/13/2023
B1530118	CO ISSUED	0	09/29/2015
B1530118	NEW CONSTR	402,751	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2283/0951	6/14/2019	WD	Q	I	01	959,000
GRANTOR: ROSZELL NANCY R						
GRANTEE: CONTICELLI ANTONIO						
2219/1284	8/21/2018	TD	U	I	11	100
GRANTOR: QUINN SHIRLEY C REVOC						
GRANTEE: ROSZELL NANCY R						

BUILDING NOTES

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	2015	2015	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	1,971.00	SF	7.00	7.00	100	2015	2015	3	95	13,107	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	65	3,250	
4	0855	CONC PAVER	0	100	34	14	476.00	SF	10.00	10.00	100	2016	2016	3	95	4,522	
5	0912	SCRN RM G	0	100	33	6	198.00	SF	20.00	20.00	100	2025	2024		100	3,960	

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W22 S9 W11 S5 W18 U5L5 N9 W12 S52 E2
S7 E12 N7 E12 E2 N3 E7 S3 E11 E6 S3 E6 N3 E10 N52 $
FGR=[YR=2015;ORIG=-22,52] S34 E22 N34 W10 S3 W6 N3 W6 $
PTO=[YR=2025;ORIG=-56,-14] E34 S14 W34 N14 $
FOP=[YR=2019;ORIG=-22,0] W34 S9 D5R5 E18 N5 E11 N9 $
FOP=[YR=2015;ORIG=-42,52] S3 E10 N3 W1 N3 W7 S3 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 26,759

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 04/24/2024 BY HS Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS