LOT 21
PRESERVE AT SUMMER BEACH #3
PBK 8/99

KIMMELMAN TODD/HUNNICUTT-KIMMELMAN LESLIE
18 KINGS RESERVE CIR
SIMPSONVILLE, SC 29681

2025

00-SB-30-1675-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

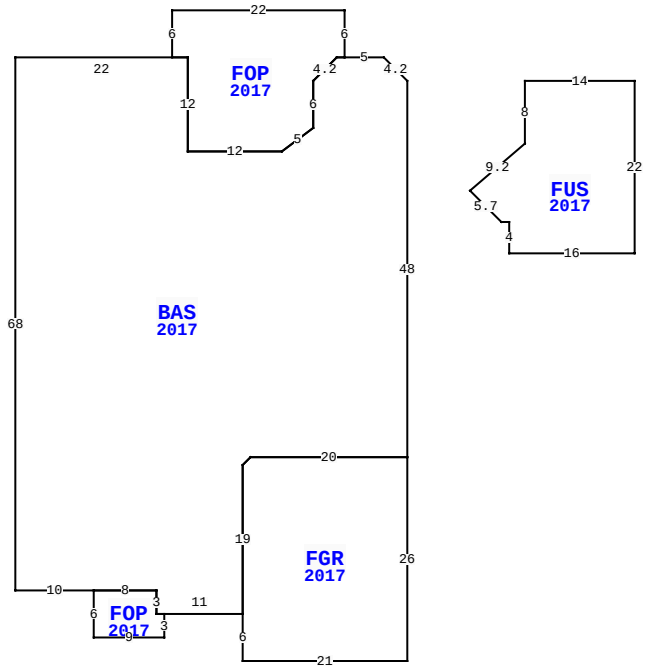
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,882	100	2017	2,882	789,952
FGR	546	55	2017	300	82,230
FOP	51	30	2017	15	4,112
FOP	323	30	2017	97	26,588
FUS	357	100	2017	357	97,853
TOTALS	4,159			3,651	1,000,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,651	179.7750	284.04	1,037,030	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 0% - 0 Heated Area: 3239 HX Base Yr



95686 SAGO DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,000,734
TOTAL MARKET OB/XF VALUE	23,013
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	1,323,747
SOH/AGL Deduction	239,488
ASSESSED VALUE	1,084,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,084,259
TOTAL JUST VALUE	1,323,747
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,345,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP158697	CO ISSUED	0	01/24/2017
B1632222	NEW CONSTR	397,887	05/03/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2773/1787	3/04/2025	WD	Q	I	01	1,370,000
GRANTOR: MALMBERG KIRK & MELIS						
GRANTEE: KIMMELMAN TODD						
2375/0592	7/10/2020	WD	Q	I	01	822,500
GRANTOR: FOLGER PAUL E & LAURI						
GRANTEE: MALMBERG KIRK & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W5 FOP=[YR=2017] N6 W22 S6 E2 S12 E12 U3 R4 N6 U3 R3 E1$ W1 D3 L3 S6 D3 L4 W12 N12 W22 S68 E10 FOP=[YR=2017] S6 E9 N3 W1 N3 W8$ E8 S3 E11 FGR=[YR=2017] S6 E21 N26 W20 D1 L1 S19$ N19 U1 R1 E20 N48$ PTR= E15 FUS=[YR=2017] E14 S22 W16 N4 W1 U4 L4 U6 R7 N8$ W15$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
2	0855	CONC PAVER	0	0	0	0	2,097.00	SF	7.00	7.00	100	2017	2017	3	96	14,092	
3	0855	CONC PAVER	0	0	0	0	213.00	SF	7.00	7.00	100	2017	2017	3	96	1,431	
4	0600	SUMMER KIT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2017	2017	3	74	5,550	

LAND DESCRIPTION

TOTAL OB/XF 23,013

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	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS