LOT 23
PRESERVE AT SUMMER BEACH #3
PBK 8/99

MALMBERG KIRK RONALD & MELISSA TRIEBEL
95721 SAGO DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1675-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

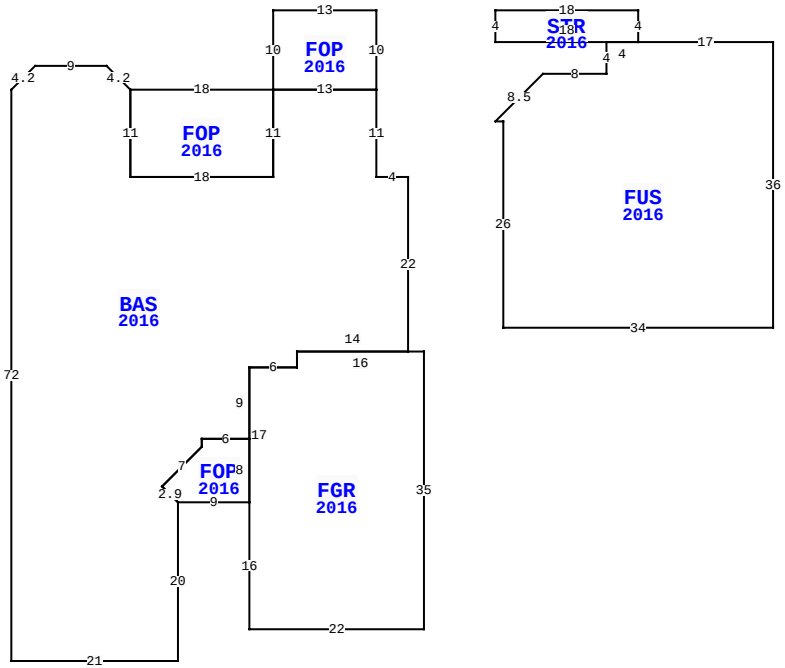
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,378	100	2016	2,378	661,556
FGR	758	55	2016	417	116,008
FOP	69	30	2016	21	5,843
FOP	130	30	2016	39	10,850
FOP	198	30	2016	59	16,414
FUS	1,160	100	2016	1,160	322,710
STR	72	10	2016	7	1,948
TOTALS	4,765			4,081	1,135,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,081	183.4096	289.79	1,182,633	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2017 Heated Area: 3538 HX Base Yr 2017



95721 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		1,135,328
TOTAL MARKET OB/XF VALUE		64,246
TOTAL LAND VALUE - MARKET		324,000
TOTAL MARKET VALUE		1,523,574
SOH/AGL Deduction		659,265
ASSESSED VALUE		864,309
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		808,587
TOTAL JUST VALUE		1,523,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,550,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530936	CO ISSUED	0	05/05/2016
B1531360	SWIM POOL	0	11/01/2015
B1530936	NEW CONSTR	438,161	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/1203	1/31/2025	WD	Q	I	01	1,825,000
GRANTOR: GILLEY PATRICIA B L/E						
GRANTEE: MALMBERG KIRK RONAL						
2681/373	11/21/2023	LE	U	I	11	100
GRANTOR: GILLEY PATRICIA B						
GRANTEE: HOLLIMAN STACIE GIL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W13 S10 FOP=[YR=2016] W18 BAS=[YR=2016] U3 L3 W9 D3 L3 S72 E21 N20 FOP=[YR=2016] E9 FGR=[YR=2016] S16 E22 N35 W16 S2 W6 S17$ N8 W6 S1 D5 L5 D2 R2 $ U2 L2 U5 R5 N1 E6 N9 E6 N2 E14 N22 W4 N11 W13 S11 W18 N11$ S11 E18 N11$ E13 N10$ PTR=E15 STR=[YR=2016] E18 S4 FUS=[YR=2016] E17 S36 W34 N26 W1 U6 R6 E8 N4 E4$ W18 N4$ 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	996.00	SF	10.00	10.00	100	2016	2016	3	95	9,462	
3	0855	CONC PAVER	0	100	0	0	231.00	SF	10.00	10.00	100	2016	2016	3	95	2,195	
4	0855	CONC PAVER	0	100	0	0	186.00	SF	10.00	10.00	100	2016	2016	3	95	1,767	
5	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2016	2016	3	78	23,868	
6	0911	SCRN RM A	0	100	0	0	1,082.00	SF	17.50	17.50	100	2016	2016	3	70	13,255	
7	0855	CONC PAVER	0	100	0	0	722.00	SF	10.00	10.00	100	2016	2016	3	95	6,859	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	70	3,500	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	70	1,400	

LAND DESCRIPTION

TOTAL OB/XF 64,246

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.08	300,000.00	324,000.00	324,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 324,000 Market: 0 Agricultural: 0 Common: 324,000 PRINTED 07/30/2025 BY SYS