LOT 4
WOODMERE OR 2332/820

BOCKIAN BARRY
96023 WOODMERE WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0801-0004-0000

BUILDING CHARACTERISTICS

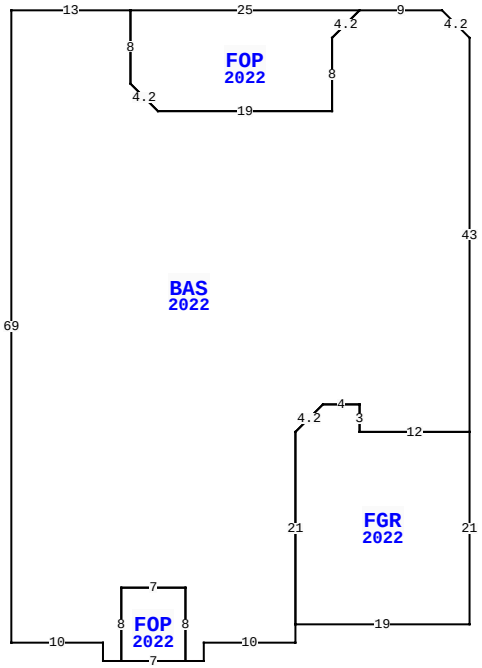
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,716	100	2,716	356,747
FGR	416	55	229	30,079
FOP	56	30	17	2,233
FOP	242	30	73	9,589
TOTALS	3,430		3,035	398,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,035	110.6070	131.35	398,647	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2716 HX Base Yr 2023



96023 WOODMERE WAY, 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		398,647
TOTAL MARKET OB/XF VALUE		7,380
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		581,027
SOH/AGL Deduction		0
ASSESSED VALUE		581,027
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		531,027
TOTAL JUST VALUE		581,027
NCON VALUE		406,027
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002592	CO ISSUED	0	12/12/2022
22002592	NEW CONSTR	434,211	02/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2608/1387	12/12/2022	SW	Q	I	01	709,700
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: BOCKIAN BARRY						
2435/0579	2/18/2021	SW	Q	V	01	160,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 W9 FOP=[YR=2022] W25 S8 D3 R3 E19 N8 U3 R3 $ D3 L3 S8 W19 U3 L3 N8 W13 S69 E10 S2 E2
FOP=[YR=2022] E7 N8 W7 S8$ N8 E7 S8 E2 N2 E10 N2
FGR=[YR=2022] E19 N21 W12 N3 W4 D3 L3 S21$ N21 U3 R3 E4 S3 E12 N43$.

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	0855	CONC PAVER	0	100	0	0	738.00	SF	10.00	10.00	100	2022	2022	3	100	7,380	

LAND DESCRIPTION

TOTAL OB/XF 7,380

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 04/03/2023 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS