LOT 7
WOODMERE OR 2332/820

FARLEY DENNIS THOMAS & BARBARA
96010 WOODMERE WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0801-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

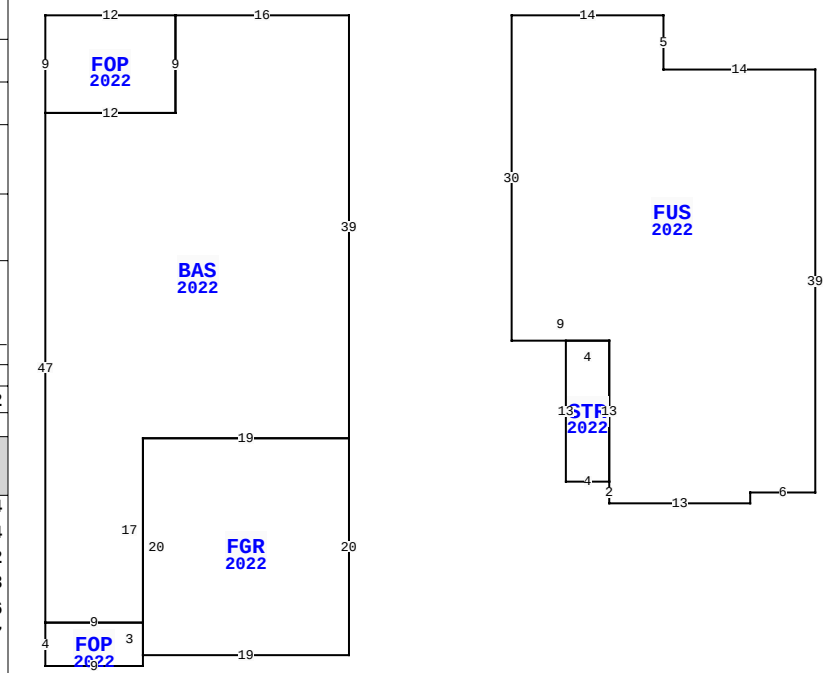
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,137	100	1,137	158,384
FGR	380	55	209	29,114
FOP	36	30	11	1,532
FOP	108	30	32	4,458
FUS	1,049	100	1,049	146,126
STR	52	10	5	697
TOTALS	2,762		2,443	340,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,443	117.3060	139.30	340,310	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 2186 HX Base Yr



96010 WOODMERE WAY, 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	340,310
TOTAL MARKET OB/XF VALUE	4,880
TOTAL LAND VALUE - MARKET	192,500
TOTAL MARKET VALUE	537,690
SOH/AGL Deduction	0
ASSESSED VALUE	537,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	537,690
TOTAL JUST VALUE	537,690
NCON VALUE	345,190
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009249	CO ISSUED	0	11/04/2022
21016466	NEW CONSTR	309,686	11/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0466	10/31/2022	SW	Q	I	01	722,000

GRANTOR: W R HOWELL COMPANY
GRANTEE: FARLEY DENNIS THOMA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W12 S9 E12 N9$ S9 W12 S47 FOP=[YR=2022] S4 E9 N1 FGR=[YR=2022] E19 N20 W19 S20$ N3 W9$ E9 N17 E19 N39$ PTR=E15 FUS=[YR=2022] E14 S5 E14 S39 W6 S1 W13 N2 STR=[YR=2022] W4N13E4S13$ N13 W9 N30$ 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	0855	CONC PAVER	0	0	0	0	488.00	SF	10.00	10.00	100	2022	2022	3	100	4,880	

LAND DESCRIPTION

TOTAL OB/XF 4,880

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.10	175,000.00	192,500.00	192,500							

REVIEW DATE 11/30/2022 BY DJ Total Acres: 0.00 Total Land Value: 192,500 Market: 0 Agricultural: 0 Common: 192,500 PRINTED 08/02/2023 BY SYS