LOT 9
WOODMERE OR 2332/820

SMITH BRYAN TODD
96026 WOODMERE WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0801-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

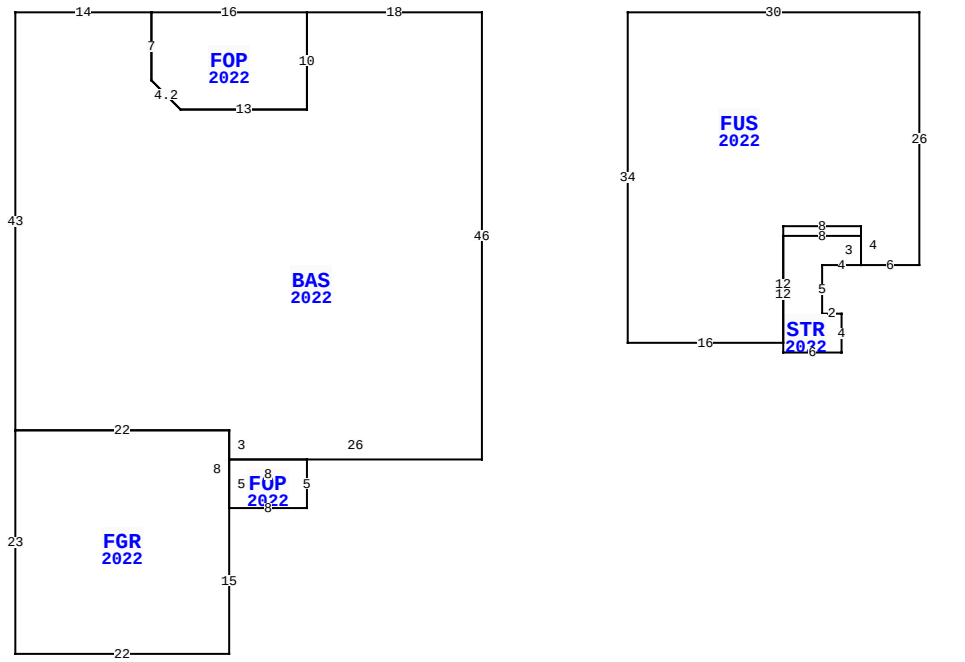
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,987	100	1,987	253,005
FGR	506	55	278	35,398
FOP	40	30	12	1,528
FOP	156	30	47	5,985
FUS	876	100	876	111,541
STR	68	10	7	891
TOTALS	3,633		3,207	408,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,207	107.2260	127.33	408,347	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2863 HX Base Yr 2023



96026 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		408,347
TOTAL MARKET OB/XF VALUE		22,590
TOTAL LAND VALUE - MARKET		192,500
TOTAL MARKET VALUE		623,437
SOH/AGL Deduction		163,764
ASSESSED VALUE		459,673
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		409,673
TOTAL JUST VALUE		623,437
NCON VALUE		424,600
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008426	SWIM POOL	110,175	06/01/2022
21017475	NEW CONSTR	461,309	12/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/1385	12/14/2022	WD	Q	I	01	747,300

GRANTOR: W R HOWELL COMPANY
GRANTEE: SMITH BRYAN TODD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FOP=[YR=2022] W16 S7 D3 R3 E13 N10$ S10 W13 U3 L3 N7 W14 S43 FGR=[YR=2022] S23 E22 N15 FOP=[YR=2022] E8N5W8S5$ N8 W22$ E22 S3 E26 N46$ PTR=E15 FUS=[YR=2022] E30 S26 W6 STR=[YR=2022] N3W8S12E6N4 W2N5E4$ N4W8S12 W16 N34$ 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	100	0	0	1,359.00	SF	10.00	10.00	100	2022	2022	3	100	13,590	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2022	2022	3	100	4,800	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	
4	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00	10.00	100	2022	2022	3	100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 22,590

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	1.10	175,000.00	192,500.00	192,500							

REVIEW DATE 01/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 192,500 Market: 0 Agricultural: 0 Common: 192,500 PRINTED 08/02/2023 BY SYS