

WATERS FAMILY TRUST/WATERS DAVID A TRUSTEE
95042 WOODBERRY LN
FERNANDINA BEACH, FL 32034

00-SB-30-197W-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										8			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY													
Exterior Wall		16		WD FR STUC 100		0500		11		2,465		151.8106		216.33		533,253		2002		2007		0		0		0		7.50		92.50		VALUATION BY											
Roof Structur		08		IRREGULAR 100		1		SFR CUST		- 0%		- 0																						STANDARD									
Roof Cover		03		COMP SHNGL 100																														Tax Group: 8									
Interior Wall		05		DRYWALL 100																														Tax Dist:									
Interior Floo		11		CLAY TILE 60																														BUILDING MARKET VALUE									
Interior Floo		14		CARPET 40																														TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																														TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																														TOTAL MARKET VALUE									
Bedrooms				3 100																														SOH/AGL Deduction									
Bathrooms				3 100																														ASSESSED VALUE									
Frame		02		WOOD FRAME 100																														TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																														BASE TAXABLE VALUE									
Units				0 100																														TOTAL JUST VALUE									
																																		NCON VALUE									
																																		INCOME VALUE									
																																		PREVIOUS YEAR MKT VALUE									
Quality		04		Quality Level 04																																							
DOR CODE		0100		SINGLE FAMILY																																							
MAP NUM				MKT AREA																														03									
NEIGHBORHOOD/LOC		3021.00																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																			
BAS		2,141		100		2,141		428,426																																			
FGR		416		55		229		45,825																																			
FOP		20		30		6		1,201																																			
FOP		173		30		52		10,405																																			
PTO		20		5		1		200																																			
USP		120		30		36		7,204																																			
TOTALS		2,890				2,465		493,259																																			
EXTRA FEATURES										95042 WOODBERRY LN, FERNANDINA BEACH										BLD DATE										LGL DATE													
																				XF DATE										LAND DATE													
																				INC DATE										AG DATE													
L N	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	0811	CONCRETE B	0	0	0	0	812.00		SF	5.20		5.20		100	2002	2002	3	83	3,505																								
2	0810	CONCRETE A	0	0	0	0	140.00		SF	6.50		6.50		100	2002	2002	3	83	755																								
</																																											