LOT 7
IN OR 1961/1167
SUMMER BEACH WEST REPLAT

LEFTON THEODORE E & JANE E L/E/
95080 WOODBERRY LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-197W-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

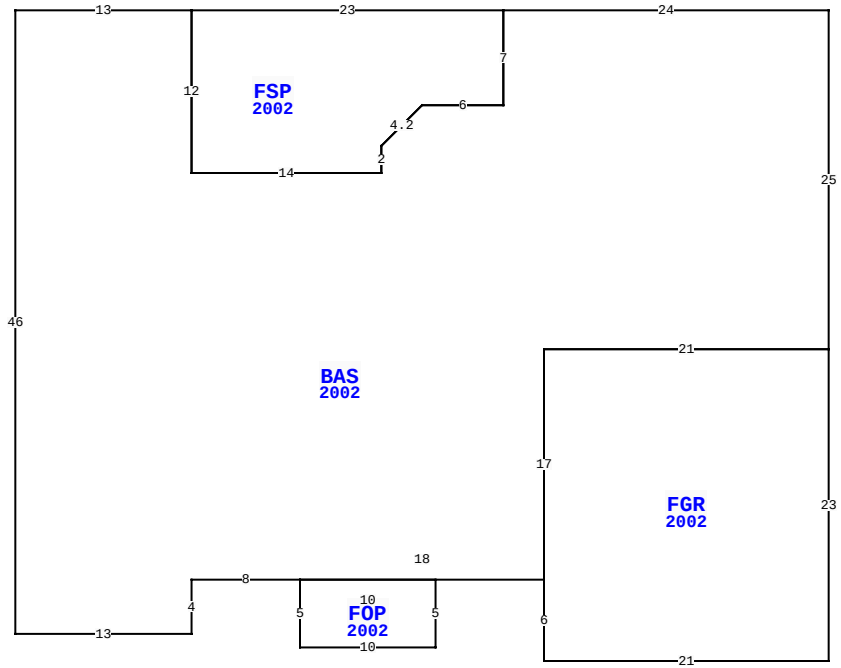
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	412,234
FGR	483	55	266	55,381
FOP	50	30	15	3,123
FSP	236	40	94	19,571
TOTALS	2,749		2,355	490,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,355	157.9486	225.08	530,063	2002	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2015 Heated Area: 1980 HX Base Yr 2015



95080 WOODBERRY LN, FERNANDINA BEACH

BLD DATE	03/31/2009 RK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		490,308
TOTAL MARKET OB/XF VALUE		7,383
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		672,691
SOH/AGL Deduction		283,823
ASSESSED VALUE		388,868
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		338,868
TOTAL JUST VALUE		672,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108696	NEW CONSTR	177,460	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1961/1167	2/05/2015	WD	U	I	11	100
GRANTOR: LEFTON THEODORE E & J						
GRANTEE: UNIVERSITY OF FLORI						
1889/1948	11/20/2013	WD	U	I	11	100
GRANTOR: LEFTON THEODORE E & J						
GRANTEE: UNIVERSITY OF FLORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 FSP=[YR=2002] W23 S12 E14 N2 U3 R3 E6 N7 $ S7 W6 D3 L3 S2 W14 N12 W13 S46 E13 N4 E8 FOP=[YR=2002] S5 E10 N5 W10 $ E18 FGR=[YR=2002] S6 E21 N23 W21 S17 $ N17 E21 N25 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	2002	2002	3	83	2,503	
3	0810	CONCRETE A	0	100	0	0	91.00	SF	6.50	6.50	100	2002	2002	3	83	491	
4	0855	CONC PAVER	0	100	25	8	200.00	SF	7.00	7.00	100	2015	2015	3	96	1,344	

LAND DESCRIPTION

TOTAL OB/XF 7,383

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS