LOT 10
IN OR 1040/183
SUMMER BEACH WEST REPLAT

SLATER BRENDA P
95120 WOODBERRY LANE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-197W-0010-0000

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

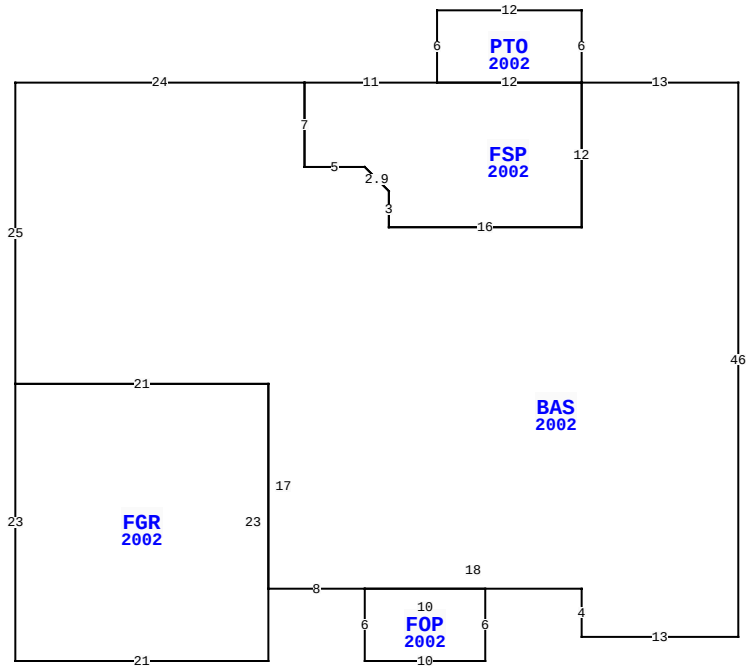
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1,972	410,569
FGR	483	55	266	55,381
FOP	60	30	18	3,747
FSP	243	40	97	20,196
PTO	72	5	4	833
TOTALS	2,830		2,357	490,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,357	157.9486	225.08	530,514	2002	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2003 Heated Area: 1972 HX Base Yr 2003



95120 WOODBERRY LN, 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		490,725
TOTAL MARKET OB/XF VALUE		4,131
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		669,856
SOH/AGL Deduction		329,198
ASSESSED VALUE		340,658
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		285,658
TOTAL JUST VALUE		669,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B01857	NEW CONSTR	173,981	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1040/0183	2/26/2002	WD	Q	I		352,300

GRANTOR: SUMMER BEACH WEST LLC
GRANTEE: SLATER ROSS & BREND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 PTO=[YR=2002] N6 W12 S6 FSP=[YR=2002] W11 S7 E5 D2 R2 S3E16 N12 W12 $ E12$S12 W16 N3 L2 U2 W5 N7 W24 S25 FGR=[YR=2002] S23 E21 N23 W21 $ E21 S17 E8 FOP=[YR=2002] S6 E10 N6 W10 $ E18 S4 E13 N46 $.

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	0811	CONCRETE B	0	100	0	0	737.00	SF	5.20	5.20	100	2002	2002	3	83	3,181	
2	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50	6.50	100	2002	2002	3	83	950	

LAND DESCRIPTION

TOTAL OB/XF 4,131

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