LOT 14
SUMMER BEACH WEST REPLAT
PB 6/283

RAY PHILIP E & SUZANNE C
95166 WOODBERRY LANE
FERNANDINA BEACH, FL 32034

**2023**

**00-SB-30-197W-0014-0000**

## BUILDING CHARACTERISTICS

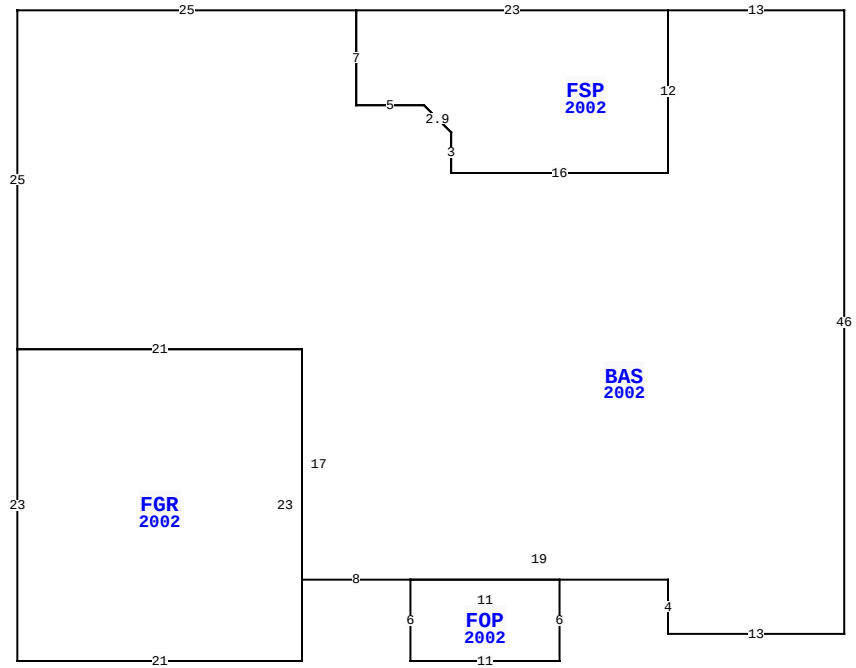
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 2,014 | 100 | 2,014 | 407,361 |
| FGR | 483 | 55 | 266 | 53,802 |
| FOP | 66 | 30 | 20 | 4,045 |
| FSP | 243 | 40 | 97 | 19,619 |
| TOTALS | 2,806 | | 2,397 | 484,828 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,397 | 149.4108 | 212.91 | 510,345 | 2002 | 2012 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SFR CUST – 100% - 2022 Heated Area: 2014 HX Base Yr 2022




95166 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 | | 484,828 |
| TOTAL MARKET OB/XF VALUE | | 7,363 |
| TOTAL LAND VALUE - MARKET | | 175,000 |
| TOTAL MARKET VALUE | | 667,191 |
| SOH/AGL Deduction | | 226,644 |
| ASSESSED VALUE | | 440,547 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,000 |
| BASE TAXABLE VALUE | | 340,547 |
| TOTAL JUST VALUE | | 667,191 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 538,188 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2408/1784 | 11/16/2020 | WD | Q | I | 02 | 550,000 |
| GRANTOR: MALLOY GERTRUDE R | | | | | | |
| GRANTEE: RAY PHILIP E & SUZA | | | | | | |
| 1045/0406 | 3/22/2002 | WD | U | I | 07 | 100 |
| GRANTOR: SUMMER BEACH WEST LLC | | | | | | |
| GRANTEE: MALLOY PETER & GERT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W13 FSP=[YR=2002] W23 S7 E5 D2 R2 S3 E16 N12 $ S12 W16 N3 L2 U2 W5 N7 W25 S25 FGR=[YR=2002] S23 E21 N23 W21 $ E21 S17 E8 FOP=[YR=2002] S6 E11 N6 W11 $ E19 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 | 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 | 687.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 83 | 2,965 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 78.00 | SF | 7.00 | 7.00 | 100 | 2012 | 2012 | 3 | 94 | 513 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 23 | 6 | 138.00 | SF | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 87 | 840 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,363

| 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