LOT 20
IN OR 2121/798
SUMMER BEACH WEST REPLAT

BEES BROOKE A &/HELLAR NADIA E
95208 WOODBERRY LANE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-197W-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

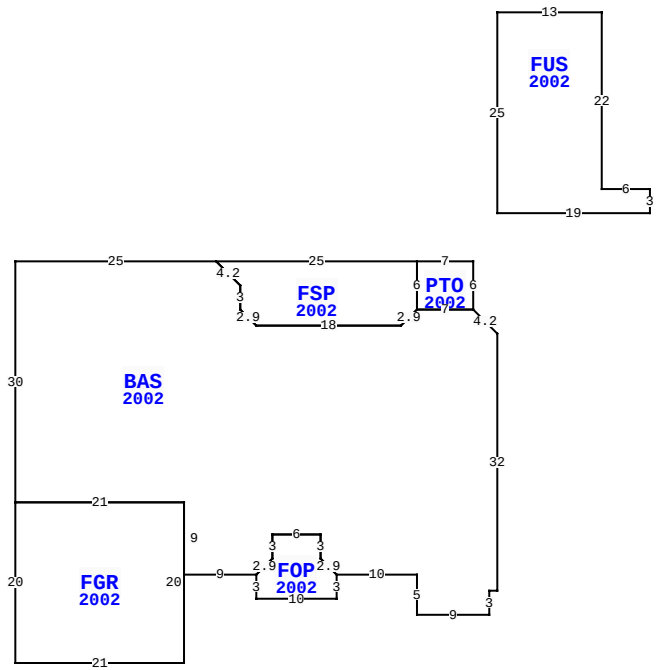
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	1,923	381,583
FGR	420	55	231	45,837
FOP	64	30	19	3,770
FSP	177	40	71	14,089
FUS	343	100	343	68,062
PTO	42	5	2	397
TOTALS	2,969		2,589	513,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,589	150.5434	214.52	555,392	2002	2007	0	0	0	7.50	92.50

1 SFR CUST – 0% - 0 Heated Area: 2266 HX Base Yr



95208 WOODBERRY LN, 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	513,738
TOTAL MARKET OB/XF VALUE	5,829
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	694,567
SOH/AGL Deduction	171,564
ASSESSED VALUE	523,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	523,003
TOTAL JUST VALUE	694,567
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	558,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218167	REPAIR/RRF	13,000	08/01/2021
B0108746	NEW CONSTR	176,917	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/0798	5/15/2017	WD	Q	I	01	443,000
GRANTOR: NIBE RICHARD J & PHYL						
GRANTEE: BEES BROOKE A & NAD						
1091/0744	10/31/2002	WD	Q	I		344,800
GRANTOR: SUMMER BEACH WEST LLC						
GRANTEE: NIBE RICHARD J & PH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] L3 U3 PTO=[YR=2002] N6W7 FSP=[YR=2002] W25 D3 R3 S3 R2 D2 E18 U2 R2 N6$ S6 E7$ W7 D2 L2 W18 U2 L2 N3 L3 U3 W25 S30 FGR=[YR=2002] S20 E21 N20 W21$ E21 S9 E9 FOP=[YR=2002] S3 E10 N3 U2 L2 N3 W6 S3 L2 D2 $ U2 R2 N3 E6 S3 D2 R2 E10 S5 E9 N3 E1N32$ PTR=N15 FUS=[YR=2002] N25 E13 S22 E6 S3 W19$ S15$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0810	CONCRETE A	0	0	0	0	423.00	SF	6.50	6.50	100	2002	2002	3	83	2,282	
3	0810	CONCRETE A	0	0	0	0	93.00	SF	6.50	6.50	100	2002	2002	3	83	502	

LAND DESCRIPTION

TOTAL OB/XF 5,829

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 11/23/2021 BY RKA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS