

LOT 27
IN OR 2228/1622
SUMMER BEACH WEST REPLAT

HOFMAN ROBERT C & BRENDA T
95025 WOODBERRY LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-197W-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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
BAL	40	15
BAS	1,988	100
FEP	227	80
FGR	483	55
FOP	60	30
FUS	1,008	100
PTO	138	5
TOTALS	3,944	3,475

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,475	146.6995	209.05	726,449	2002	2004	0	0	9.00	91.00
1 SFR CUST - 100% - 2019 Heated Area: 2996 HX Base Yr 2019											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 8			Tax Dist:			
BUILDING MARKET VALUE						661,069
TOTAL MARKET OB/XF VALUE						7,048
TOTAL LAND VALUE - MARKET						175,000
TOTAL MARKET VALUE						843,117
SOH/AGL Deduction						417,985
ASSESSED VALUE						425,132
TOTAL EXEMPTION VALUE			HX HB			50,000
BASE TAXABLE VALUE						375,132
TOTAL JUST VALUE						843,117
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						701,756

EXTRA FEATURES						95025 WOODBERRY LN, FERNANDINA BEACH				XFL DATE		INC DATE		CAND 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	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	775.00	SF	5.20	5.20	100	2002	2002	3	83	3,345	
3	0810	CONCRETE A	0	100	0	0	122.00	SF	6.50	6.50	100	2002	2002	3	83	658	