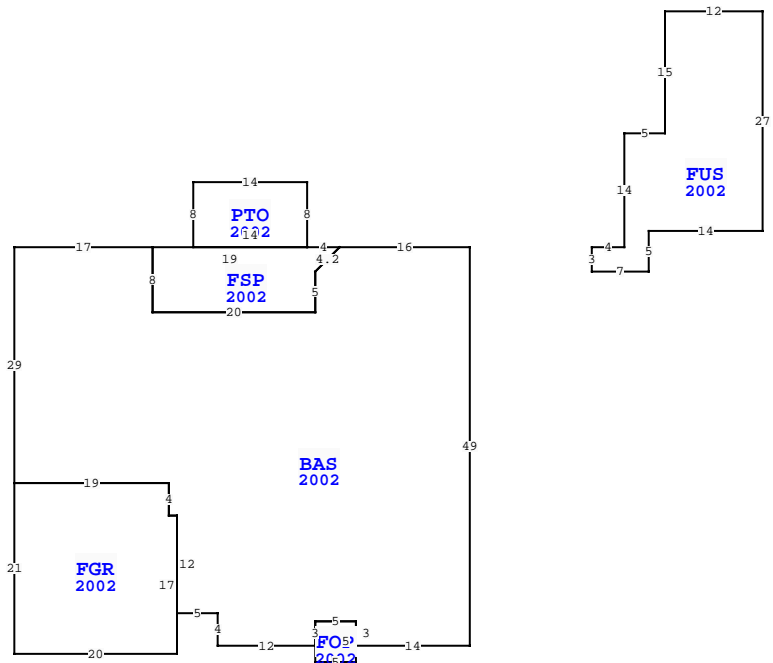




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAS	2,149	100	2,149
FGR	416	55	229
FOP	25	30	8
FSP	165	40	66
FUS	411	100	411
PTO	112	5	6
TOTALS	3,278		2,869

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	2015								
				Heated Area:	2560			HX Base Yr	2015		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		557,449	
TOTAL MARKET OB/XF VALUE		7,223	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		739,672	
SOH/AGL Deduction		303,020	
ASSESSED VALUE		436,652	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		386,652	
TOTAL JUST VALUE		739,672	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		591,856	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108744	NEW CONSTR	196,592	09/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1932/1177	8/12/2014	WD Q	Q	I	02	420,000
GRANTOR: LINDER RICHARD A & ES						
GRANTEE: SHERMAN STEVEN M &						
1043/1171	3/14/2002	WD Q	Q	I		382,000
GRANTOR: SUMMER BEACH WEST LLC						
GRANTEE: LINDER RICHARD A &						

EXTRA FEATURES		95035 WOODBERRY LN, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0500	FP-PRE FAB	3,500.00
2	0811	CONCRETE B	5.20
3	0810	CONCRETE A	6.50

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W16 FSP=[YR=2002] W4 PTO=[YR=2002] N8 W14 S8 E14\$ W19 S8 E20 N5 R3 U3 \$ D3 L3 S5 W20 N8 W17 S29 FGR=[YR=2002] S21 E20 N17 W1N4 W19\$ E19 S4 E1 S12 E5 S4 E12 POP=[YR=2002] S2 E5 N5 W5 S3\$ N3 E5 S3 E14 N49\$ PTR=E15 FUS=[YR=2002] E4 N14 E5 N15 E12 S27 W14 S5 W7 N3\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,223																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							