

LOT 30
IN OR 1262/1781
SUMMER BEACH WEST REPLAT

LARRABEE RITA L
95067 WOODBERRY LANE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-197W-0030-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	16	WD FR STUC 100	0500	11	2,568	153.4579	218.68	561,570	2002	2002	0	0	0	10.00	90.00	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2005													Heated Area: 2242										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2005										
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		4 100																								
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	1,877	100	1,877	369,416																						
FGR	420	55	231	45,464																						
FOP	66	30	20	3,937																						
FSP	187	40	75	14,761																						
FUS	365	100	365	71,836																						
TOTALS			2,915	2,568	505,413																					
EXTRA FEATURES			95067 WOODBERRY LN, FERNANDINA BEACH																							
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	872.00	SF	5.20	5.20	100	2002	2002	3	83	3,764											
3	0810	CONCRETE A	0 100	0	0	115.00	SF	6.50	6.50	100	2002	2002	3	83	620											
LAND DESCRIPTION																										
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	0.90	175,000.00	157,500.00	157,500									
REVIEW DATE 04/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/02/2023 BY SYS																										