LOT 31
SUMMER BEACH WEST REPLAT
PB 6/283

DEAL JACK E & JULIA D
95107 WOODBERRY LANE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-197W-0031-0000

BUILDING CHARACTERISTICS

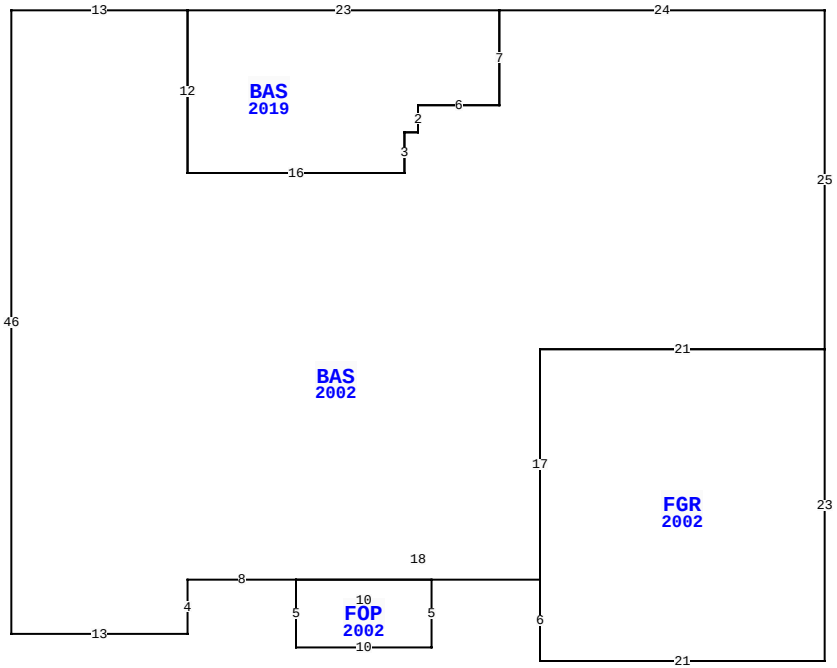
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,972	100	1,972	373,521
BAS	243	100	243	46,027
FGR	483	55	266	50,384
FOP	50	30	15	2,842
TOTALS	2,748		2,496	472,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,496	143.7005	204.77	511,106	2002	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2020 Heated Area: 2215 HX Base Yr 2020



95107 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		472,773
TOTAL MARKET OB/XF VALUE		4,947
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		652,720
SOH/AGL Deduction		254,112
ASSESSED VALUE		398,608
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		348,608
TOTAL JUST VALUE		652,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211796	REPAIR/RRF	0	03/01/2021
19006921	REMODEL	57,000	06/27/2019
B0108701	NEW CONSTR	173,981	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/0264	2/12/2020	LE	U	I	11	100
GRANTOR: DEAL JACK E & JULIA D						
GRANTEE: DEAL MICHAEL SCOTT						
1876/1937	8/27/2013	WD	Q	I	02	389,142
GRANTOR: BOWES JOESPH F & KATH						
GRANTEE: DEAL JACK E & JULIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 BAS=[YR=2019] W23 S12 E16 N3 E1 N2 E6 N7$ S7 W6 S2 W1 S3 W16 N12 W13 S46 E13 N4 E8 FOP=[YR=2002] S5 E10 N5 W10$ E18 FGR=[YR=2002] S6 E21 N23 W21 S17$ N17 E21 N25$.

EXTRA FEATURES

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
2	0811	CONCRETE B	0	100	0	0	603.00	SF	5.20	5.20	100	2002	2002	3	83	2,603	
3	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	2002	2002	3	83	534	
4	0855	CONC PAVER	0	100	0	0	208.00	SF	10.00	10.00	100	2005	2005	3	87	1,810	

LAND DESCRIPTION

TOTAL OB/XF 4,947

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 11/19/2021 BY RK Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS