

LOT 32
IN OR 1839/1301
SUMMER BEACH WEST REPLAT

MAGUIRE TRUST/MAGUIRE MARY T TRUSTEE
95121 WOODBERRY LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-197W-0032-0000



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	11	CLAY TILE 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

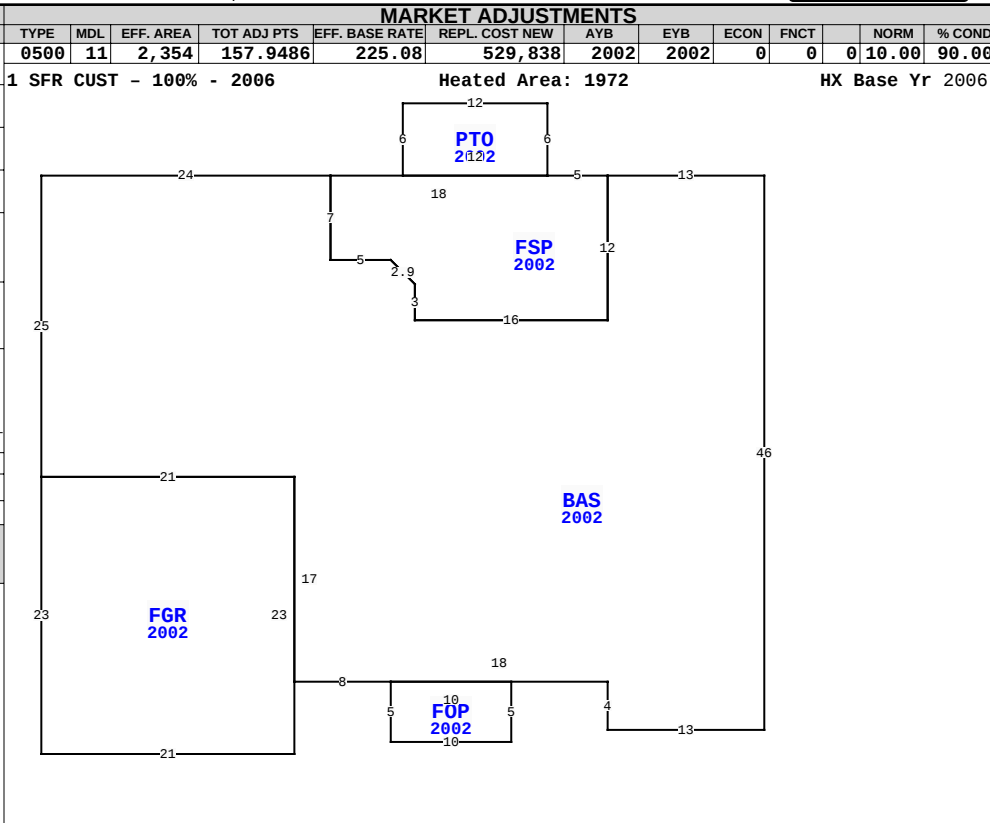
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1,972	399,472
FGR	483	55	266	53,884
FOP	50	30	15	3,038
FSP	243	40	97	19,650
PTO	72	5	4	810

TOTALS 2,820 2,354 476,854

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	478.00	SF	6.50	
3	0810	CONCRETE A	0 100	0	0	98.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 01/14/2021 BY KBA



95121 WOODBERRY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC 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	0810	CONCRETE A	0 100	0	0	478.00	SF	6.50	6.50	100	2002	2002	3	83	2,579	
3	0810	CONCRETE A	0 100	0	0	98.00	SF	6.50	6.50	100	2002	2002	3	83	529	

TOTAL OB/XF										6,153						
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00

Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000

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VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			476,854
TOTAL MARKET OB/XF VALUE			6,153
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			658,007
SOH/AGL Deduction			316,176
ASSESSED VALUE			341,831
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			291,831
TOTAL JUST VALUE			658,007
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			531,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226507	DOOR	665	10/01/2012
B0108700	NEW CONSTR	173,981	08/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1839/1301	2/01/2013	WD	U	I	30
GRANTOR: MAGUIRE SEAN PATRICK					SALE PRICE
GRANTEE: MAGUIRE SEAN PATRIC					
1367/1450	11/17/2005	QC	U	I	01
GRANTOR: MAGUIRE JOHN P & MARY					100
GRANTEE: MAGUIRE SEAN P & MA					

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2002] W13 FSP=[YR=2002] W5 PTO=[YR=2002] N6 W12 S6
E12\$ W18 S7 E5 D2 R2 S3 E16 N12\$ S12 W16 N3 L2 U2 W5 N7
W24 S25 FGR=[YR=2002] S23 E21 N23 W21\$ E21 S17 E8
FOP=[YR=2002] S5 E10 N5 W10\$ E18 S4 E13 N46\$.

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