

LOT 34  
SUMMER BEACH WEST REPLAT  
PB 6/283

ESPOSITO SUSAN M  
95141 WOODBERRY LANE  
FERNANDINA BEACH, FL 32034

2023

00-SB-30-197W-0034-0000



| 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                   | 3,248              | 147.0638    | 209.57         | 680,683        | 2002           | 2002      | 0       | 0           | 10.00  | 90.00   | VALUATION BY STANDARD  |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                | 08               | IRREGULAR 100  | 1 SFR CUST - 0% - 2023               |                      |                    |             |                |                |                |           |         |             |        |         | Heated Area: 2811      |                |            |                             |      |         |      |     |    |        |  |  | HX Base Yr |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                     | 5                | 100            |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                    | 4                | 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                                                                                                                                          | 2,322            | 100            | 2,322                                | 437,960              |                    |             |                |                |                |           |         |             |        |         |                        |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                          | 466              | 55             | 256                                  | 48,285               |                    |             |                |                |                |           |         |             |        |         |                        |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 84               | 30             | 25                                   | 4,715                |                    |             |                |                |                |           |         |             |        |         |                        |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 161              | 30             | 48                                   | 9,053                |                    |             |                |                |                |           |         |             |        |         |                        |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                          | 489              | 100            | 489                                  | 92,232               |                    |             |                |                |                |           |         |             |        |         |                        |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| USP                                                                                                                                          | 360              | 30             | 108                                  | 20,371               |                    |             |                |                |                |           |         |             |        |         |                        |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  |                | 3,882                                | 3,248                | 612,615            |             |                |                |                |           |         |             |        |         |                        |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                | 95141 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                                                                                                                                            | 0811             | CONCRETE B     | 0                                    | 0                    | 0                  | 805.00      | SF             | 5.20           | 5.20           | 100       | 2002    | 2002        | 3      | 83      | 3,474                  |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                            | 0810             | CONCRETE A     | 0                                    | 0                    | 0                  | 89.00       | SF             | 6.50           | 6.50           | 100       | 2002    | 2002        | 3      | 83      | 480                    |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                            | 0500             | FP-PRE FAB     | 0                                    | 0                    | 0                  | 1.00        | UT             | 3,500.00       | 3,500.00       | 100       | 2002    | 2002        | 3      | 87      | 3,045                  |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                            | 0811             | CONCRETE B     | 0                                    | 0                    | 0                  | 172.00      | SF             | 5.20           | 5.20           | 100       | 2002    | 2002        | 3      | 83      | 742                    |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                | TOTAL OB/XF 7,741                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| 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                                  | 0                    |                    |             | 0.00           | 0.00           | 1.00           | LT        |         | 1.00        | 1.00   | 1.00    | 175,000.00             | 175,000.00     | 175,000    |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 05/17/2018 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                |            |                             |      |         |      |     |    |        |  |  |            |  |  |  |  |  |  |  |  |  |  |  |