

LOT 35
IN OR 1072/1540
SUMMER BEACH WEST REPLAT

NIBE PHYLLIS L
95171 WOODBERRY LANE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-197W-0035-0000



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 8																										
Exterior Wall	16	WD FR STUC 100	0500	11	2,882	151.5017	215.89	622,195	2002	2002	0	0	10.00	90.00	VALUATION SUMMARY																										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2018													Heated Area: 2585													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		4 100																																							
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	2,172	100	2,172	422,022																																					
FGR	435	55	239	46,438																																					
FOP	20	30	6	1,166																																					
FOP	172	30	52	10,103																																					
FUS	413	100	413	80,247																																					
TOTALS			3,212	2,882	559,976																																				
EXTRA FEATURES			95171 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	937.00	SF	5.20	5.20	100	2002	2002	3	83	4,044																										
3	0810	CONCRETE A	0 100	0	0	131.00	SF	6.50	6.50	100	2002	2002	3	83	707																										
4	0910	SCRN RM L	0 100	44	13	572.00	SF	15.00	15.00	100	2005	2005	3	27	2,317																										
5	0861	POOL GUNIT	0 100	0	0	159.00	SF	85.00	85.00	100	2005	2005	3	44	5,947																										
6	0855	CONC PAVER	0 100	0	0	648.00	SF	10.00	10.00	100	2005	2005	3	87	5,638																										
7	0855	CONC PAVER	0 100	6	3	18.00	SF	10.00	10.00	100	2005	2005	3	87	157																										
8	0855	CONC PAVER	0 100	0	0	110.00	SF	10.00	10.00	100	2005	2005	3	87	957																										
LAND DESCRIPTION			TOTAL OB/XF 22,812																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS																																									