LOT 1
WOODMERE OR 2332/820

NEIBAUR DALE RAYMOND & TERESA JOAN
96047 WOODMERE WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0801-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

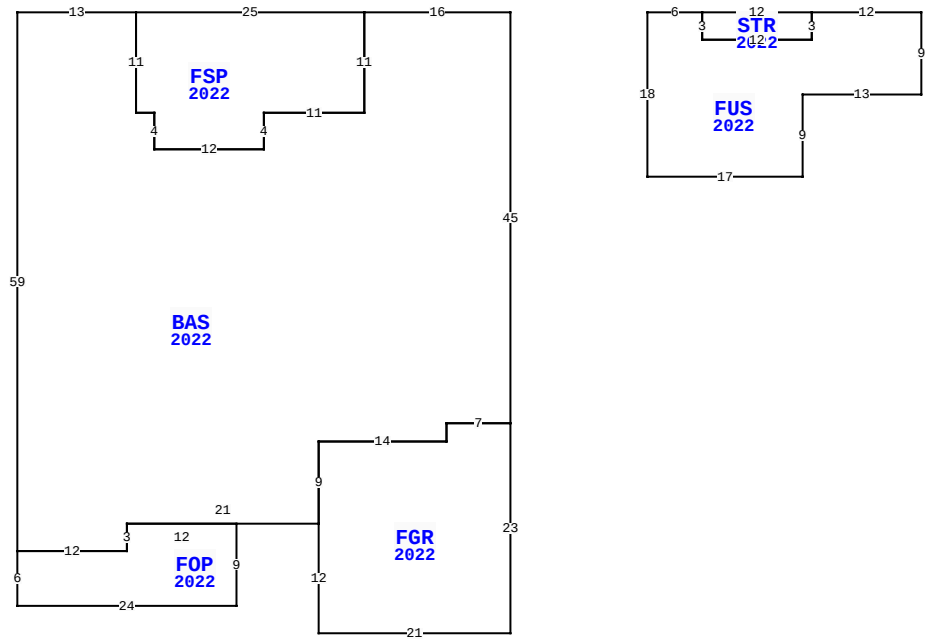
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,534	100	2,534	345,764
FGR	455	55	250	34,113
FOP	180	30	54	7,368
FSP	323	40	129	17,602
FUS	387	100	387	52,806
STR	36	10	4	546
TOTALS	3,915		3,358	458,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,358	109.1580	136.45	458,199	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2921 HX Base Yr 2024



96047 WOODMERE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		458,199
TOTAL MARKET OB/XF VALUE		15,606
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		673,805
SOH/AGL Deduction		0
ASSESSED VALUE		673,805
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		623,805
TOTAL JUST VALUE		673,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001882	CO ISSUED	0	03/15/2022
B210798	NEW CONSTR	396,108	02/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/1594	9/22/2023	WD	Q	I	01	960,000
GRANTOR: CHAMBERS GERALD R & G						
GRANTEE: NEIBAUR DALE RAYMON						
2551/0358	3/28/2022	SW	Q	I	01	720,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: CHAMBERS GERALD R &						

BUILDING NOTES

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	992.00	SF	10.00	10.00	100	2022	2022	3	100	9,920	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2022	2022	3	100	720	
3	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2022	2022	3	99	4,372	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W16 S11 W11 S4 W12 N4 W2 N11 W13 S59
E12 N3 E21 N9 E14 N2 E7 N45 $
FGR=[YR=2022;ORIG=-21,56] S12 E21 N23 W7 S2 W14 S9 $
FUS=[YR=2022;ORIG=15,0] E6 S3 E12 N3 E12 S9 W13 S9 W17 N18 $
FSP=[YR=2022;ORIG=-16,0] W25 S11 E2 S4 E12 N4 E11 N11 $
FOP=[YR=2022;ORIG=-54,59] S6 E24 N9 W12 S3 W12 $
STR=[YR=2022;ORIG=21,0] E12 S3 W12 N3 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,606

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS