LOT 2
WOODMERE OR 2332/820

TELFORD JOHN M & ANN Y
96039 WOODMERE WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0801-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

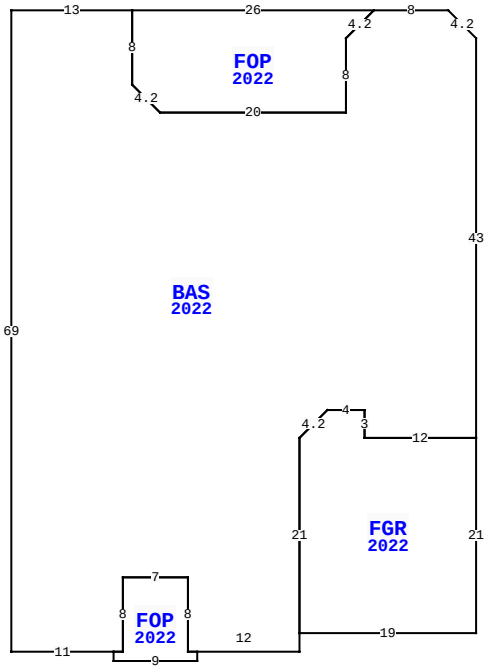
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,683	100	2,683	369,986
FGR	416	55	229	31,579
FOP	65	30	20	2,758
FOP	253	30	76	10,480
TOTALS	3,417		3,008	414,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,008	110.3172	137.90	414,803	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2683 HX Base Yr 2023



96039 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		414,803
TOTAL MARKET OB/XF VALUE		11,508
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		626,311
SOH/AGL Deduction		28,299
ASSESSED VALUE		598,012
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		548,012
TOTAL JUST VALUE		626,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210852	CO ISSUED	0	01/24/2022
20010852	NEW CONSTR	0	01/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/1480	1/19/2022	SW	Q	I	02	700,600
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: TELFORD JOHN M & AN						
2409/1576	11/12/2020	SW	Q	I	01	160,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 W8 FOP=[YR=2022] W26 S8 R3 D3 E20 N8 U3 R3 $ D3 L3 S8 W20 U3 L3 N8 W13 S69 E11 FOP=[YR=2022] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N8 E7 S8 E12 N2 FGR=[YR=2022] E19 N21 W12 N3 W4 D3 L3 S21$ N21 U3 R3 E4 S3 E12 N43$.

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	704.00	SF	10.00	10.00	100	2022	2022	3	100	7,040	
2	0855	CONC PAVER	0	100	0	0	75.00	SF	10.00	10.00	100	2022	2022	3	100	750	
3	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2022	2022	3	99	3,421	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 11,508

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