LOT 5
WOODMERE OR 2332/820

KELLY TAYLOR & RONNIE TRUST/KELLY TAYLOR NANCY TRU
96015 WOODMERE WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0801-0005-0000

BUILDING CHARACTERISTICS

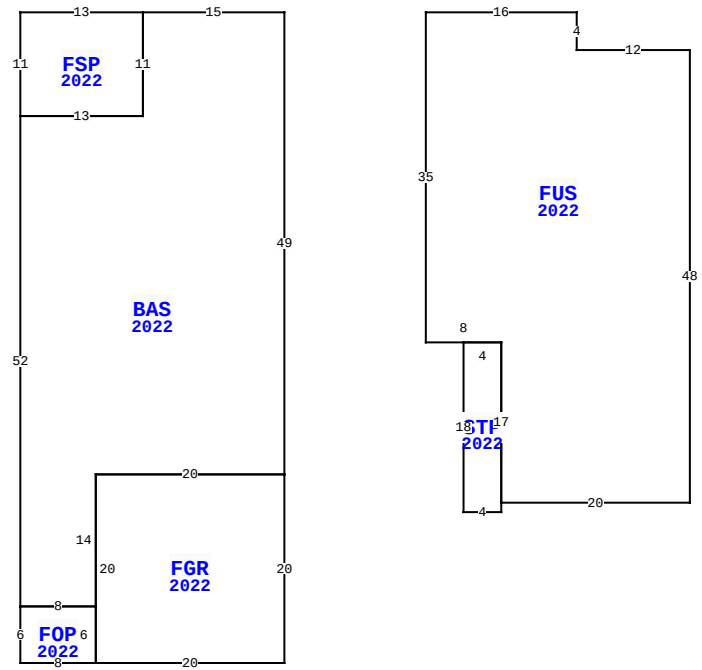
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,341	100	1,341	181,987
FGR	400	55	220	29,856
FOP	48	30	14	1,900
FSP	143	40	57	7,735
FUS	1,272	100	1,272	172,623
STP	72	10	7	950
TOTALS	3,276		2,911	395,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,911	108.5700	135.71	395,052	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2613 HX Base Yr 2023



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

96015 WOODMERE WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		395,052
TOTAL MARKET OB/XF VALUE		14,187
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		629,239
SOH/AGL Deduction		124,748
ASSESSED VALUE		504,491
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		454,491
TOTAL JUST VALUE		629,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005094	CO ISSUED	0	11/08/2022
215094	NEW CONSTR	0	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1986	12/13/2022	WD	U	I	11	100
GRANTOR: KELLY TAYLOR NANCY &						
GRANTEE: KELLY TAYLOR & RONN						
2602/1829	11/14/2022	SW	Q	I	01	741,200
GRANTOR: W R HOWELL COMPANY						
GRANTEE: KELLY TAYLOR NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FSP=[YR=2022] W13 S11 E13 N11$ S11 W13 S52 FOP=[YR=2022] S6E8 FGR=[YR=2022] E20 N20 W20 S20$ N6 W8$ E8 N14 E20 N49$ PTR=E15 FUS=[YR=2022] E16 S4 E12 S48 W20 STP=[YR=2022] S1 W4 N18 E4 S17$ N17 W8 N35$ W15$.

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	713.00	SF	10.00	10.00	100	2022	2022	3	100	7,130	
2	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2022	2022	3	99	6,463	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 14,187

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	1.10	200,000.00	220,000.00	220,000							

REVIEW DATE 11/30/2022 BY DJ Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS