LOT 6
WOODMERE OR 2332/820

MACY GRIFFIN & KATHY REV TRUST/MACY GRIFFIN NEWTON
96007 WOODMERE WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0801-0006-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

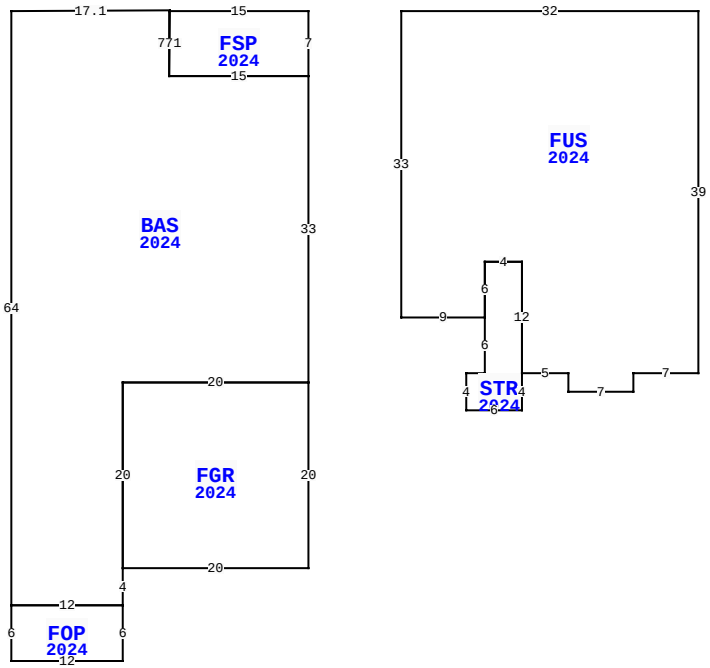
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	202,296
FGR	400	55	220	30,400
FOP	72	30	22	3,040
FSP	105	40	42	5,804
FUS	1,160	100	1,160	160,289
STR	72	10	7	967
TOTALS	3,273		2,915	402,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,915	110.5440	138.18	402,795	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2624 HX Base Yr 2024



96007 WOODMERE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		402,795
TOTAL MARKET OB/XF VALUE		6,130
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		628,925
SOH/AGL Deduction		0
ASSESSED VALUE		628,925
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		578,925
TOTAL JUST VALUE		628,925
NCON VALUE		408,925
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003840	CO ISSUED	0	03/22/2023
22005526	NEW CONSTR	416,336	04/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0424	3/22/2023	SW	Q	I	01	730,800

GRANTOR: W R HOWELL COMPANY
GRANTEE: MACY GRIFFIN N & KA

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	613.00	SF	10.00	10.00	100	2024	2023		100	6,130	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,0] U0.1R17.1 D7.1L0.1 E15 S33 W20 S20 S4 W12 N64 $
FGR=[YR=2024;ORIG=12,40] E20 S20 W20 N20 $
FOP=[YR=2024;ORIG=0,64] E12 S6 W12 N6 $
FSP=[YR=2024;ORIG=17,0] E15 S7 W15 N7 $
FUS=[YR=2024;ORIG=42,0] E32 S39 W7 S2 W7 N2 W5 N12 W4 S6 W9 N33 $
STR=[YR=2024;ORIG=51,27] E4 S12 S4 W6 N4 E2 N6 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,130

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 04/04/2023 BY TW Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS