LOT 11
WOODMERE OR 2332/820

BRUBAKKEN GREGORY A & LYNN ANN
13550 EDGEWOOD CT
NEW BERLIN, WI 53151

2024

00-00-30-0801-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

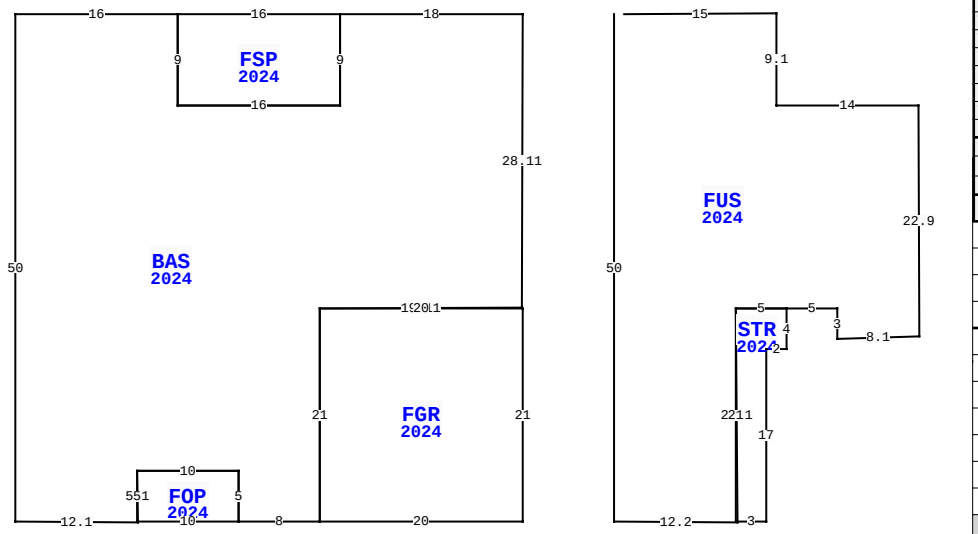
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	1,885	100	1,885	252,647
FGR	420	55	231	30,961
FOP	50	30	15	2,010
FSP	144	40	58	7,774
FUS	1,023	100	1,023	137,113
STR	71	10	7	938
TOTALS	3,593		3,219	431,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,219	107.2260	134.03	431,443	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2908 HX Base Yr



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

96042 WOODMERE WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	431,443
TOTAL MARKET OB/XF VALUE	7,450
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	638,893
SOH/AGL Deduction	0
ASSESSED VALUE	638,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	638,893
TOTAL JUST VALUE	638,893
NCON VALUE	438,893
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011977	CO		07/27/2023
22011977	NEW CONSTR	453,361	08/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/1624	8/15/2023	SW	Q	I	01	844,000

GRANTOR: W R HOWELL COMPANY
GRANTEE: BRUBAKKEN GREGORY A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,0] E16 S9 E16 N9 E18 D28.11L0.1 D0.1L19.11 S21 W8 N5 W10 D5.1R0.1 U0.1L12.1 N50 $
FUS=[YR=2024;ORIG=60,0] U0.1R15 S9.1 E14 D22.9R0.1 D0.3L8.1 N3 W5 W5 D21.1R0.2 U0.1L12.2 N50 $
FGR=[YR=2024;ORIG=30,29] E20 S21 W20 N21 $
FSP=[YR=2024;ORIG=16,0] E16 S9 W16 N9 $
STR=[YR=2024;ORIG=71,29] E5 S4 W2 S17 W3 N21 $
FOP=[YR=2024;ORIG=12,45] E10 S5 W10 N5 $
.

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	0	0	0	745.00	SF	10.00	10.00	100	2024	2023		100	7,450	

LAND DESCRIPTION

TOTAL OB/XF 7,450

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	0		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 12/06/2023 BY TW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS