LOT 1
SUMMER BEACH WEST REPLAT
PB 6/283

RANKIN DENNIS R & SUSAN M
95022 WOODBERRY LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-197W-0001-0000

BUILDING CHARACTERISTICS

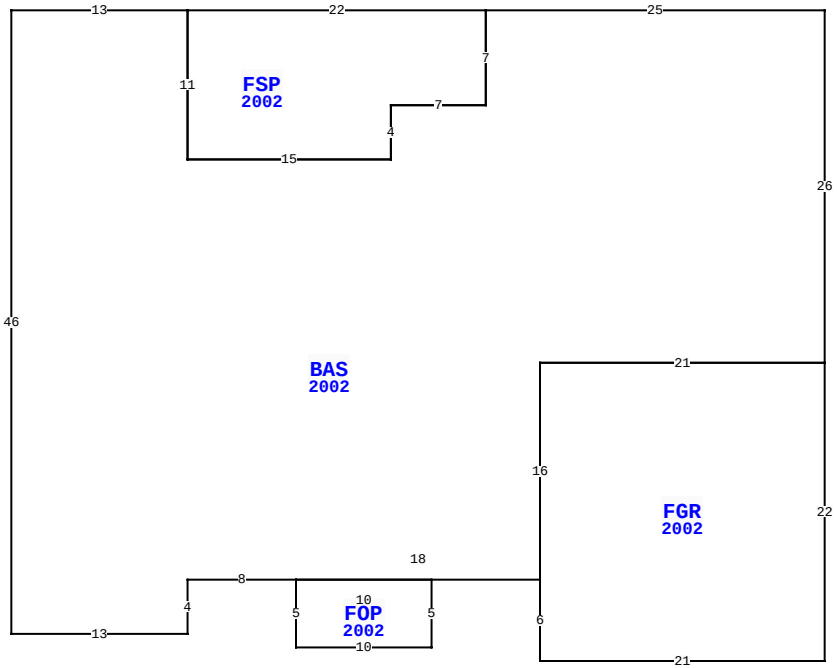
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100	2,022	436,040
FGR	462	55	254	54,775
FOP	50	30	15	3,235
FSP	214	40	86	18,545
TOTALS	2,748		2,377	512,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,377	156.2669	234.40	557,169	2002	2007	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2020 Heated Area: 2022 HX Base Yr 2020



95022 WOODBERRY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		512,595
TOTAL MARKET OB/XF VALUE		7,836
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		695,431
SOH/AGL Deduction		272,777
ASSESSED VALUE		422,654
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		367,654
TOTAL JUST VALUE		695,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		672,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209753	NEW CONSTR	175,060	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/1507	11/08/2019	WD	Q	I	02	525,000
GRANTOR: ROBILOTTO MICHAEL & E						
GRANTEE: RANKIN DENNIS R & S						
1097/0996	11/27/2002	WD	Q	I		351,200
GRANTOR: SUMMER BEACH WEST LLC						
GRANTEE: ROBILOTTO MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W25 FSP=[YR=2002] W22 S11 E15 N4 E7 N7 $ S7 W7 S4 W15 N11 W13 S46 E13 N4 E8 FOP=[YR=2002] S5 E10 N5 W10 $ E18 FGR=[YR=2002] S6 E21 N22 W21 S16 $ N16 E21 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	721.00	SF	5.20	5.20	100	2002	2002	3	82	3,074	
3	0810	CONCRETE A	0	100	0	0	91.00	SF	6.50	6.50	100	2002	2002	3	82	485	
4	0855	CONC PAVER	0	100	0	0	208.00	SF	7.00	7.00	100	2006	2006	3	87	1,267	

LAND DESCRIPTION

TOTAL OB/XF 7,836

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS