

LOT 3
IN OR 1742/1171
SUMMER BEACH WEST REPLAT

MANJORAS THEODORE A TRUSTEE
95058 WOODBERRY LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-197W-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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
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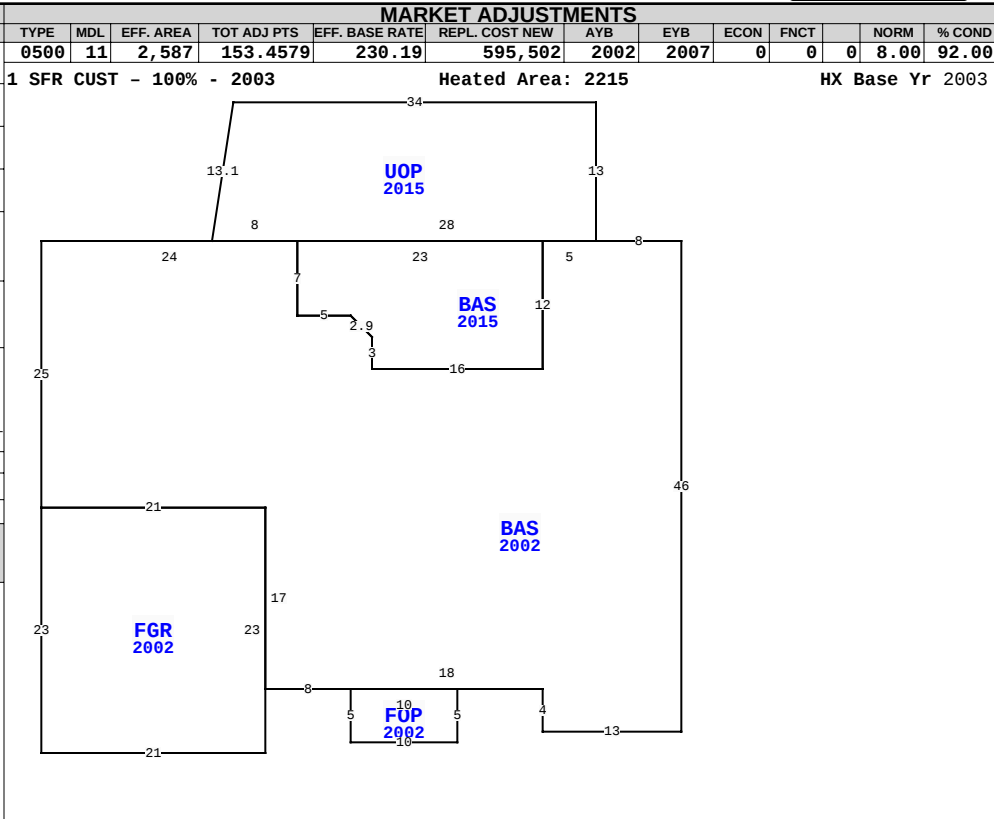
NEIGHBORHOOD/LOC	3021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1,972	417,620
BAS	243	100	243	51,461
FGR	483	55	266	56,333
FOP	50	30	15	3,177
UOP	455	20	91	19,271

TOTALS	3,203		2,587	547,862
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	511.00	SF	5.20
3	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50
4	0855	CONC PAVER	0	100	0	0	260.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



95058 WOODBERRY LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	511.00	SF	5.20	5.20	100	2002	2002	3	82	2,179	
3	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50	6.50	100	2002	2002	3	82	512	
4	0855	CONC PAVER	0	100	0	0	260.00	SF	7.00	7.00	100	2012	2012	3	93	1,693	

TOTAL OB/XF													7,394	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000.00		

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 8	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										547,862	
TOTAL LAND VALUE - MARKET										175,000	
TOTAL MARKET VALUE										730,256	
SOH/AGL Deduction										347,207	
ASSESSED VALUE										383,049	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										333,049	
TOTAL JUST VALUE										730,256	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										705,775	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212280	REPAIR/RRF	0	03/01/2021
B0108863	NEW CONSTR	178,000	10/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1742/1171	2/05/2010	QC	U	I	11	100	
GRANTOR: MANJORAS THEODORE A							
GRANTEE: MANJORAS THEODORE A							
1662/1243	2/05/2010	QC	U	I	11	100	
GRANTOR: MANJORAS THEODORE A T							
GRANTEE: MANJORAS THEODORE A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W8 UOP=[YR=2015] N13 W34 D13 L2 E8									
BAS=[YR=2015] S7 E5 D2 R2 S3 E16 N12 W23\$ E28\$ W5 S12 W16									
N3 L2 U2 W5 N7 W24 S25 FGR=[YR=2002] S23 E21 N23 W21 \$ E21									
S17 E8 FOP=[YR=2002] S5 E10 N5 W10 \$ E18 S4 E13 N46 \$.									