

LOT 4
SUMMER BEACH WEST REPLAT
PB 6/283

ROARK DAVID M & LYNNE B
3915 TIMBER LANE
VERONA, WI 53593

2024

00-SB-30-197W-0004-0000



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 60
Interior Floor	12	HARDWOOD 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

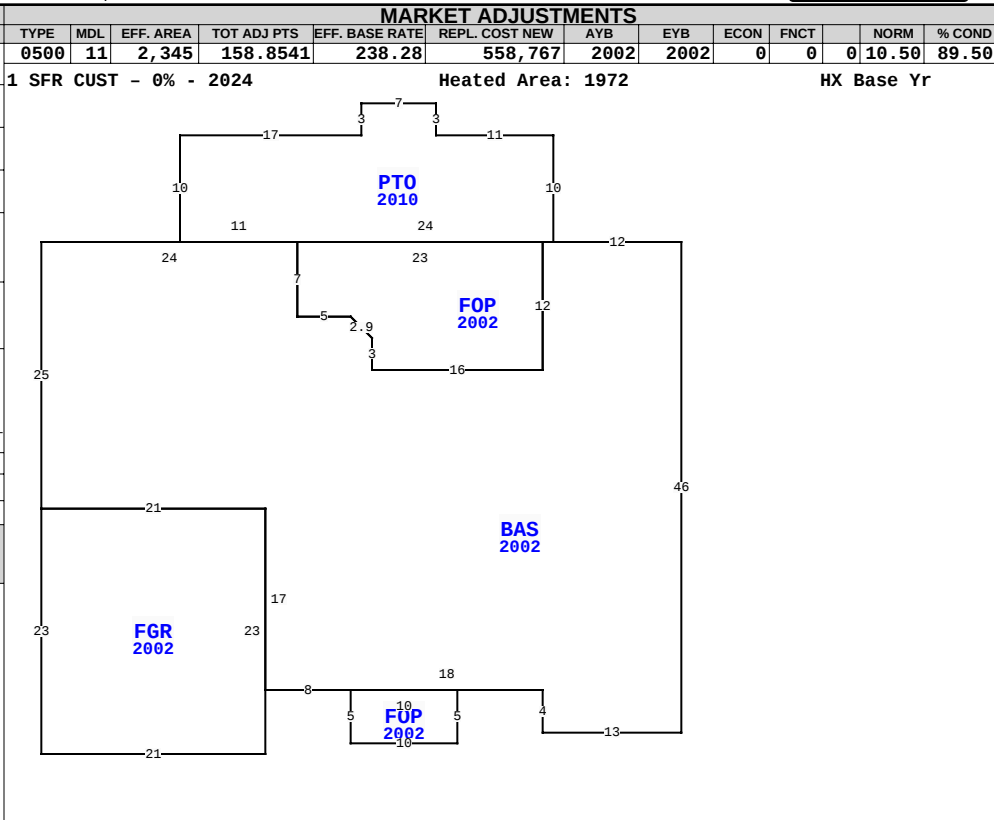
NEIGHBORHOOD/LOC 3021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1,972	420,550
FGR	483	55	266	56,727
FOP	50	30	15	3,199
FOP	243	30	73	15,568
PTO	371	5	19	4,052

TOTALS 3,119 2,345 500,096

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	480.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	0	0	96.00	SF	6.50	6.50	
4	0911	SCRN RM A	0	0	0	0	371.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



95062 WOODBERRY LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0810	CONCRETE A	0	0	0	0	480.00	SF	6.50	6.50	100	2002	2002	3	82	2,558	
3	0810	CONCRETE A	0	0	0	0	96.00	SF	6.50	6.50	100	2002	2002	3	82	512	
4	0911	SCRN RM A	0	0	0	0	371.00	SF	17.50	17.50	100	2012	2012	3	55	3,571	

TOTAL OB/XF											
9,651											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		500,096	
TOTAL MARKET OB/XF VALUE		9,651	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		684,747	
SOH/AGL Deduction		0	
ASSESSED VALUE		684,747	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		684,747	
TOTAL JUST VALUE		684,747	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		662,803	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109166	NEW CONSTR	178,000	12/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2619/0775	2/15/2023	QC	U	I	11
GRANTOR: MAPLE TERRY L & ADELA					
GRANTEE: ROARK DAVID M & LYN					
2619/0777	2/13/2023	WD	Q	I	01
GRANTOR: MAPLE TERRY L & ADELA					
GRANTEE: ROARK DAVID M & LYN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W12 PTO=[YR=2010] N10 W11 N3 W7 S3 W17 S10 E11 FOP=[YR=2002] S7 E5 D2 R2 S3 E16 N12 W23\$ E24\$ W1 S12 W16 N3 L2 U2 W5 N7 W24 S25 FGR=[YR=2002] S23 E21 N23 W21 \$ E21S17 E8 FOP=[YR=2002] S5 E10 N5 W10 \$ E18 S4 E13 N46 \$.											