

LOT 6 IN OR 1131/367
SUMMER BEACH WEST REPLAT
PB 6/283

OBRIEN DENNIS J & MARGARET D
95076 WOODBERRY LANE
FERNANDINA BEACH, FL 32034-5364

2024

00-SB-30-197W-0006-0000



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		2 100
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	

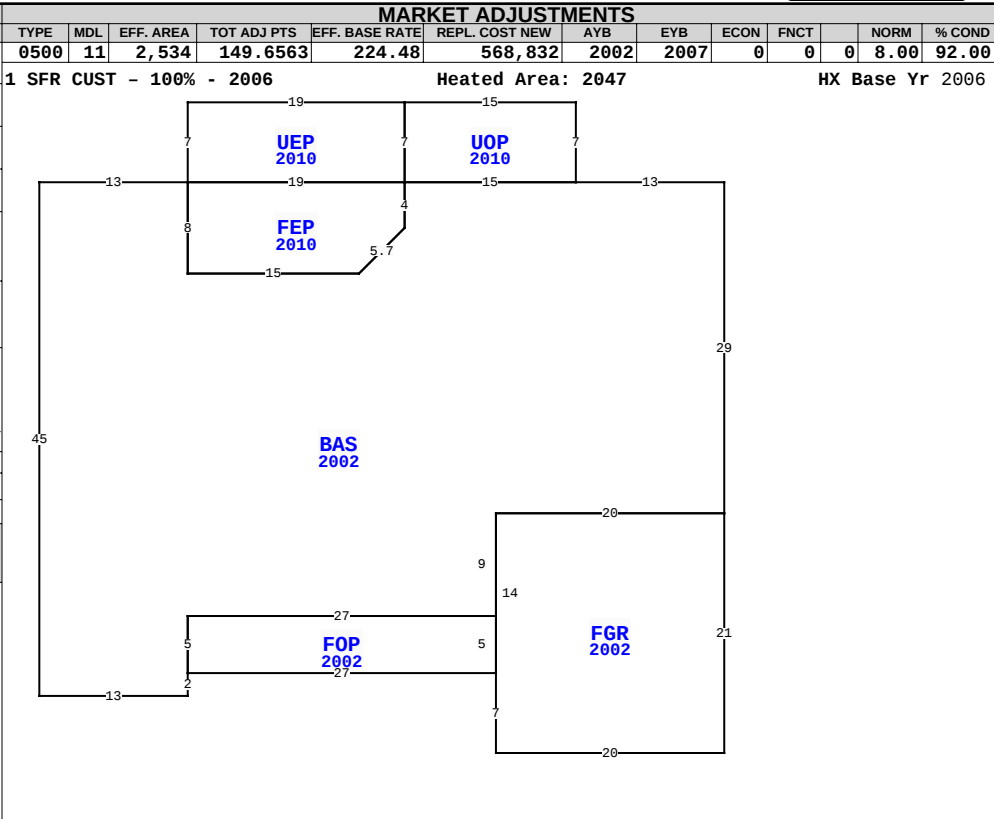
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,047	100	2,047	422,750
FEP	144	80	115	23,750
FGR	420	55	231	47,707
FOP	135	30	40	8,261
UEP	133	60	80	16,521
UOP	105	20	21	4,337

TOTALS	2,984		2,534	523,325
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002
2	0812	CONCRETE C	0 100	0	0	1,011.00	SF	4.00	4.00	100	2002
3	0810	CONCRETE A	0 100	0	0	103.00	SF	6.50	6.50	100	2002

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

REVIEW DATE 01/14/2021 BY KBA



95076 WOODBERRY LN, FERNANDINA BEACH											
TOTAL OB/XF 6,875											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			523,325
TOTAL MARKET OB/XF VALUE			6,875
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			705,200
SOH/AGL Deduction			347,106
ASSESSED VALUE			358,094
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			308,094
TOTAL JUST VALUE			705,200
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			681,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209959	NEW CONSTR	151,904	07/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1131/0367	4/22/2003	WD	Q	I	
GRANTOR: SUMMER BEACH WEST LLC					
GRANTEE: O'BRIEN DENNIS J &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2002] W 13 UOP=[YR=2010] N7 W15 UEP=[YR=2010] W19 S7 FEP=[YR=2010] S8 E15 U4 R4 N4 W19\$ E19 N7\$ S7 E15\$ W15 S4 L4 D4 W15 N8 W13 S45 E13 N2 FOP=[YR=2002] E27 FGR=[YR=2002] S7 E20 N21 W20 S14\$ N5 W27 S5\$ N5 E27 N9 E20 N29\$.					