LOT 8
IN OR 2092/287
SUMMER BEACH WEST REPLAT

HEPNER THOMAS C & DIANA B
95090 WOODBERRY LANE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-197W-0008-0000

BUILDING CHARACTERISTICS

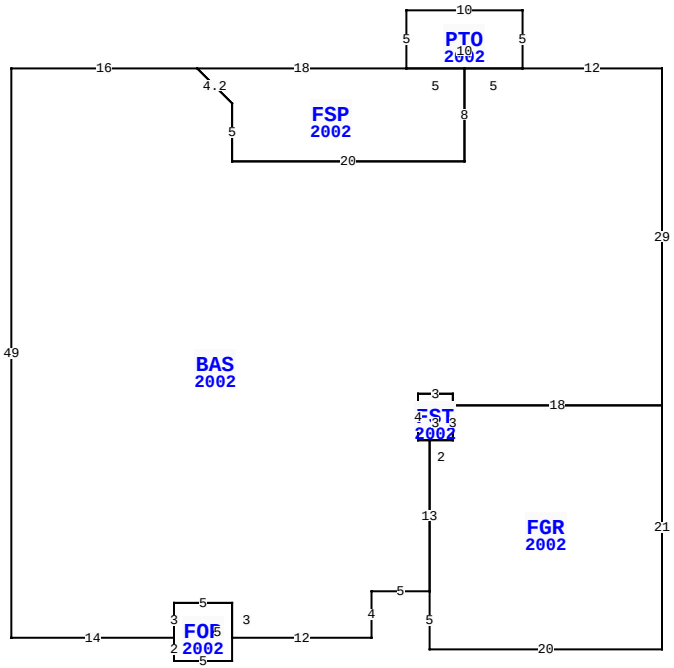
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2,139	452,986
FGR	414	55	228	48,284
FOP	25	30	8	1,695
FSP	165	40	66	13,978
FST	12	55	7	1,482
PTO	50	5	2	423
TOTALS	2,805		2,450	518,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,450	153.4579	230.19	563,966	2002	2007	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2018 Heated Area: 2139 HX Base Yr 2018



95090 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		518,849
TOTAL MARKET OB/XF VALUE		6,155
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		700,004
SOH/AGL Deduction		302,387
ASSESSED VALUE		397,617
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		347,617
TOTAL JUST VALUE		700,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108703	NEW CONSTR	176,917	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2092/0287	12/28/2016	WD	Q	I	01	427,428
GRANTOR: HARRELL WALLACE E III						
GRANTEE: HEPNER THOMAS C & D						
1303/1435	3/22/2005	WD	Q	I		475,000
GRANTOR: MOORE DANIEL L & SHEI						
GRANTEE: HARRELL WALLACE III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 PTO=[YR=2002] N5 W10 S5 FSP=[YR=2002] W18 D3 R3 S5 E20 N8 W5 $ E10 $ W5 S8 W20 N5 L3 U3 W16 S49 E14 FOP=[YR=2002] S2 E5 N5 W5 S3 $ N3 E5 S3 E12 N4 E5 FGR=[YR=2002] S5 E20 N21 W18 FST=[YR=2002] N1 W3 S4 E3 N3 $ S3 W2 S13 $ N13 W1 N4 E3 S1 E18 N29 $.

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	0810	CONCRETE A	0	100	0	0	488.00	SF	6.50	6.50	100	2002	2002	3	82	2,601	
3	0810	CONCRETE A	0	100	0	0	102.00	SF	6.50	6.50	100	2002	2002	3	82	544	

LAND DESCRIPTION

TOTAL OB/XF 6,155

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