LOT 12
IN OR 1772/1920
SUMMER BEACH WEST REPLAT

GRIFFIN EDWARD E REV TRUST/GRIFFIN EDWARD E CO-TRU
95142 WOODBERRY LANE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-197W-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

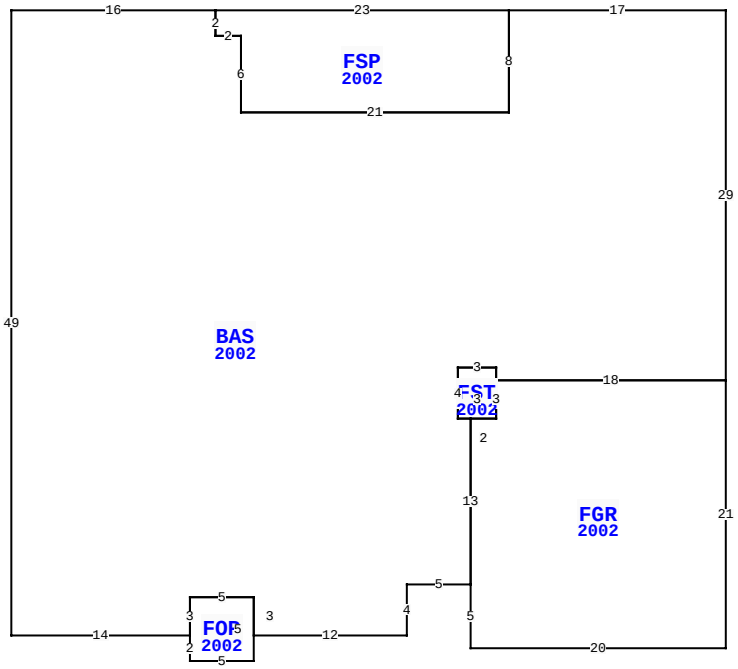
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,131	100	2,131	449,273
FGR	414	55	228	48,068
FOP	25	30	8	1,686
FSP	172	40	69	14,547
FST	12	55	7	1,476
TOTALS	2,754		2,443	515,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,443	152.7742	229.16	559,838	2002	2007	0	0	0	8.00	92.00

1 SFR CUST – 0% - 0 Heated Area: 2131 HX Base Yr



95142 WOODBERRY LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	515,051
TOTAL MARKET OB/XF VALUE	6,018
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	696,069
SOH/AGL Deduction	137,393
ASSESSED VALUE	558,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	558,676
TOTAL JUST VALUE	696,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	673,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108729	NEW CONSTR	176,917	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1772/1920	1/09/2012	DG	U	I	11	100
GRANTOR: GRIFFIN JANE B & EDWA						
GRANTEE: GRIFFIN EDWARD E &						
1491/1235	4/10/2007	DG	U	I	01	100
GRANTOR: GRIFFIN EDWARD E & JA						
GRANTEE: GRIFFIN JANE B TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W17 FSP=[YR=2002] W23 S2 E2 S6 E21 N8 $ S8 W21 N6 W2 N2 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	0	0	0	558.00	SF	5.20	5.20	100	2002	2002	3	82	2,379	
3	0810	CONCRETE A	0	0	0	0	118.00	SF	6.50	6.50	100	2002	2002	3	82	629	

LAND DESCRIPTION

TOTAL OB/XF 6,018

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	0		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