LOT 13
IN OR 1663/869-872
SUMMER BEACH WEST REPLAT

SIKLER JAMES & CHERYL L
95158 WOODBERRY LANE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-197W-0013-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

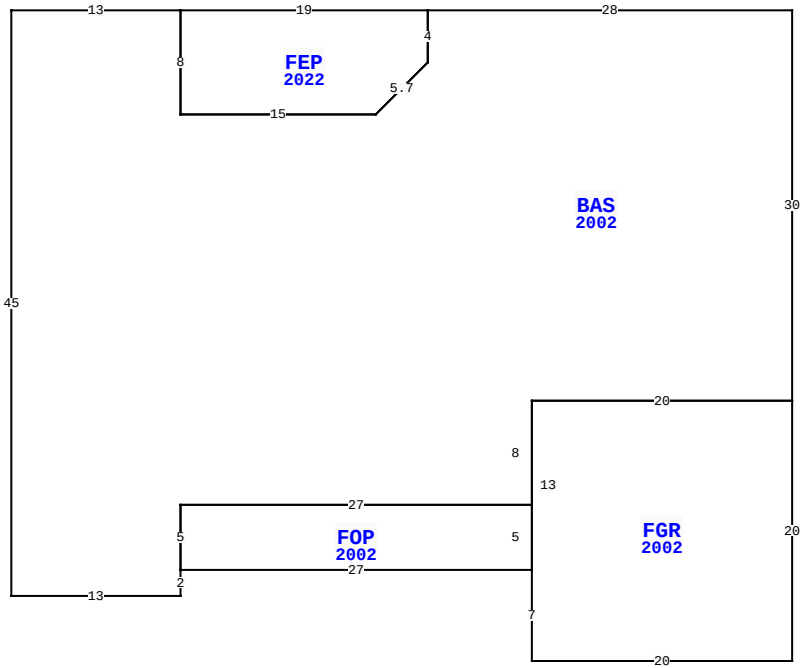
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,067	100	2,067	438,294
FEP	144	80	115	24,385
FGR	400	55	220	46,649
FOP	135	30	40	8,482
TOTALS	2,746		2,442	517,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,442	157.9486	236.92	578,559	2002	2002	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2003 Heated Area: 2067 HX Base Yr 2003



95158 WOODBERRY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		517,810
TOTAL MARKET OB/XF VALUE		7,035
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		699,845
SOH/AGL Deduction		328,286
ASSESSED VALUE		371,559
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		321,559
TOTAL JUST VALUE		699,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008759	REMODEL	13,212	06/07/2022
B0209221	NEW CONSTR	174,000	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1663/0871	2/05/2010	TD	U	I	30	100
GRANTOR: SIKLER CHERYL L TRUST						
GRANTEE: SIKLER JAMES R & CH						
1663/0869	2/05/2010	TD	U	I	30	100
GRANTOR: SIKLER JAMES R TRUSTE						
GRANTEE: SIKLER JAMES R & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W28 FEP=[YR=2022] W19 S8 E15 U4 R4 N4 $ S4 L4 D4 W15 N8W13 S45 E13 N2 FOP=[YR=2002] E27 FGR=[YR=2002] S7 E20 N20 W20 S13 $ N5 W27 S5 $ N5 E27 N8 E20 N30 $.

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	500.00	SF	6.50	6.50	100	2002	2002	3	82	2,665	
3	0810	CONCRETE A	0	100	0	0	106.00	SF	6.50	6.50	100	2002	2002	3	82	565	
4	0855	CONC PAVER	0	100	22	6	132.00	SF	7.00	7.00	100	2005	2005	3	86	795	

LAND DESCRIPTION

TOTAL OB/XF 7,035

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 11/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS