

FLEMMING LORI C & EDWIN H
95174 WOODBERRY LN
FERNANDINA BEACH, FL 32034

00-SB-30-197W-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08WD FR STUC 100
IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor11CLAY TILE 70

Interior Floor14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame02WOOD FRAME 100

Stories Units2.2. 100
0 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC3021.00

TOTALS3,3342,866615,477

95174 WOODBERRY LN, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS2,1411002,141459,782

FGR4165522949,178

FOP253081,718

FSP173406914,818

FUS41110041188,263

PTO168581,718

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

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200220023863,010

20810CONCRETE A010000489.00SF6.506.50100200220023822,606

30810CONCRETE A010000106.00SF6.506.5010020022002382565

40855CONC PAVER010015345.00SF7.007.0010020052005386271

50911SCRN RM A0100286168.00SF17.5017.5010020052005324706

LAND DESCRIPTIONTOTAL OB/XF7,158

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.00175,000.00175,000.00175,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDTOTALS

0500112,866151.5017227.25651,298200220120005.5094.50

Heated Area: 2552HX Base Yr 2021

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE615,477

TOTAL MARKET OB/XF VALUE7,158

TOTAL LAND VALUE - MARKET175,000

TOTAL MARKET VALUE797,635

SOH/AGL Deduction324,945

ASSESSED VALUE472,690

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE422,690

TOTAL JUST VALUE797,635

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE770,127

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQUANTITYVALUERSN CD

2409/130311/17/2020WDQI02585,000

GRANTOR: KALIL WENDY GALE & EA

GRANTEE: FLEMMING LORI C & E

2019/195012/21/2015WDQI01435,000

GRANTOR: GRADDY JOHN B & GAYLE

GRANTEE: KALIL WENDY GALE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 PT0=[YR=2010] N6 W28 S6 E4 FSP=[YR=2002] S8 E21 N5 R3 U3 W24\$ E24\$ D3 L3 S5 W21 N8 W17 S29 FGR=[YR=2002] S21 E20 N17 W1 N4 W19\$ E19 S4 E1 S12 E5 S4 E12 FOP=[YR=2002] S2 E5 N5 W5 S3\$ N3 E5 S3 E14 N49\$ PTR=E15 FUS=[YR=2002] E4 N14 E5 N15 E12 S27 W14 S5 W7 N3\$ W15\$.

REVIEW DATE01/14/2021BYKBA

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

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