LOT 16
IN OR 2204/1493
SUMMER BEACH WEST REPLAT

HECK JOHN BRADLEY
95176 WOODBERRY LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-197W-0016-0000

BUILDING CHARACTERISTICS

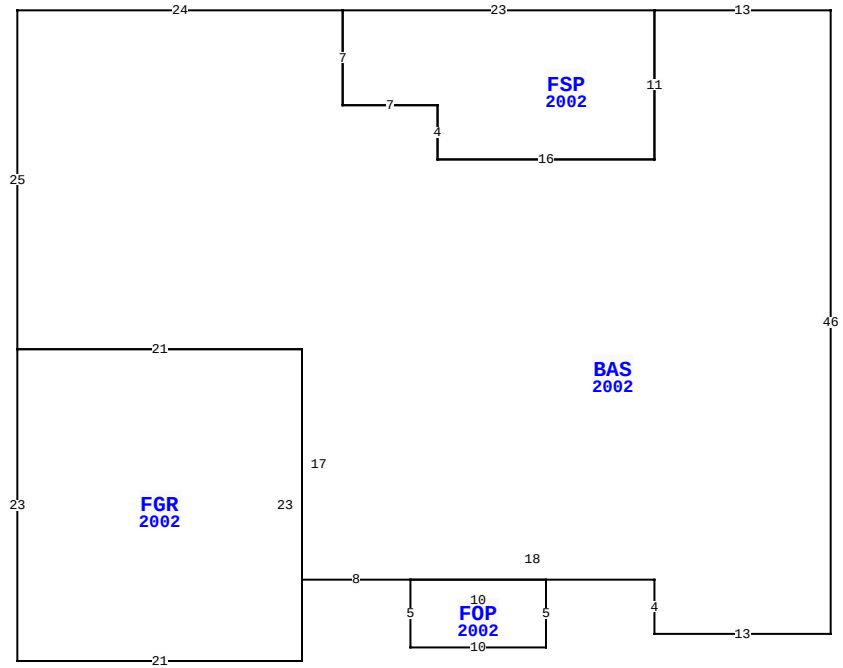
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,990	100	1,990	433,753
FGR	483	55	266	57,979
FOP	50	30	15	3,270
FSP	225	40	90	19,617
TOTALS	2,748		2,361	514,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,361	157.9486	236.92	559,368	2002	2007	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2020 Heated Area: 1990 HX Base Yr 2020



95176 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		514,619
TOTAL MARKET OB/XF VALUE		9,206
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		698,825
SOH/AGL Deduction		274,114
ASSESSED VALUE		424,711
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		374,711
TOTAL JUST VALUE		698,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		675,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212651	REPAIR/RRF	0	03/01/2021
B0209847	NEW CONSTR	174,000	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2204/1493	6/20/2018	LE	U	I	11	100
GRANTOR: HECK JOHN A						
GRANTEE: HECK JOHN B						
1672/0869	4/12/2010	WD	U	I	35	440,000
GRANTOR: LONG WAYNE W & CAROL						
GRANTEE: HECK JOHN A & MARGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 FSP=[YR=2002] W23 S7 E7 S4 E16 N11 $ S11 W16 N4 W7 N7 W24 S25 FGR=[YR=2002] S23 E21 N23 W21 $ E21 S17 E8 FOP=[YR=2002] S5 E10 N5 W10 $ E18 S4 E13 N46 $.

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	0811	CONCRETE B	0	100	0	0	875.00	SF	5.20	5.20	100	2002	2002	3	82	3,731	
3	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	2002	2002	3	82	480	
4	0855	CONC PAVER	0	100	0	0	326.00	SF	7.00	7.00	100	2006	2006	3	87	1,985	

LAND DESCRIPTION

TOTAL OB/XF 9,206

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 11/19/2021 BY RK Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS