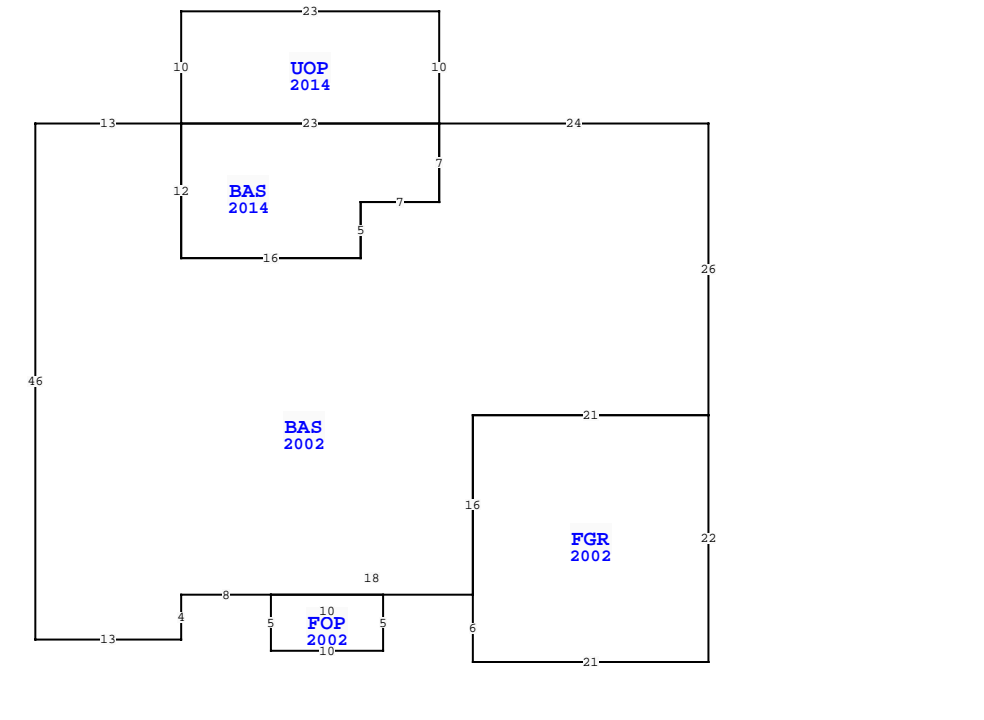


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	2,551	147.1219	220.68	562,955	2002	2002	0	0	10.50	89.50	



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	1,995	100	1,995	394,030
BAS	241	100	241	47,600
FGR	462	55	254	50,167
FOP	50	30	15	2,962
UOP	230	20	46	9,085
TOTALS	2,978		2,551	503,845

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 8		Tax Dist:		
BUILDING MARKET VALUE		503,845		
TOTAL MARKET OB/XF VALUE		6,485		
TOTAL LAND VALUE - MARKET		175,000		
TOTAL MARKET VALUE		685,330		
SOH/AGL Deduction		282,748		
ASSESSED VALUE		402,582		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		352,582		
TOTAL JUST VALUE		685,330		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		662,896		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429427	CLOSE FOP	27,000	10/01/2014
B1225900	REP CAB/SHOWER	6,500	04/01/2012
B0108693	NEW CONSTR	192,392	08/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1972/0166	4/02/2015	QC	U	I	11	100

GRANTOR: HASTEY JOEL A & CAROL
GRANTEE: HASTEY STEPHEN TODD

1782/1948	3/05/2012	WD	Q	I	02	325,000
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GRANTOR: GOLDSTEIN L STEVEN &
GRANTEE: HASTEY JOEL A & CAR

EXTRA FEATURES 95186 WOODBERRY LN, FERNANDINA BEACH

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

L N	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	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	660.00	SF	5.20	5.20	100	2002	2002	3	82	2,814	
3	0810	CONCRETE A	0	100	0	92.00	SF	6.50	6.50	100	2002	2002	3	82	490	
4	0855	CONC PAVER	0	100	0	18.00	SF	10.00	10.00	100	2014	2014	3	95	171	

BUILDING NOTES	

BUILDING DIMENSIONS

BAS=[YR=2002] W24 UOP=[YR=2014] N10 W23 S10 E23\$
 BAS=[YR=2014] W23 S12 E16 N5 E7 N7\$ S7 W7 S5 W16 N12W13 S46
 E13 N4 E8 FOP=[YR=2002] S5 E10 N5 W10\$ E18 FGR=[YR=2002] S6
 E21N22 W21 S16\$ N16 E21 N26\$.

LAND DESCRIPTION		TOTAL OB/XF 6,485																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							