LOT 19
SUMMER BEACH WEST REPLAT
PB 6/283

MORGAN LINDA BETH L/E/
95198 WOODBERRY LANE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-197W-0019-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

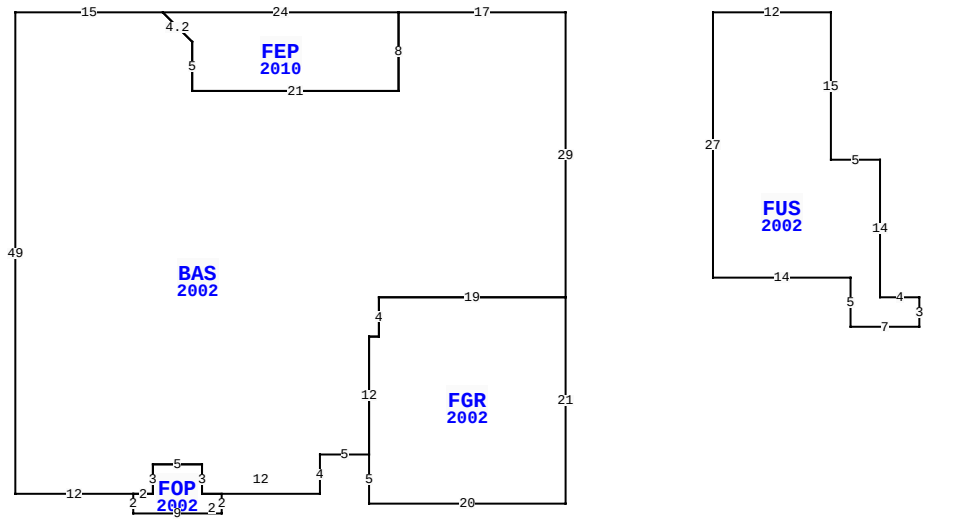
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,141	100	2,141	438,086
FEP	173	80	138	28,238
FGR	416	55	229	46,857
FOP	33	30	10	2,046
FUS	411	100	411	84,098
TOTALS	3,174		2,929	599,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,929	148.2756	222.41	651,439	2002	2007	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2021 Heated Area: 2552 HX Base Yr 2021



95198 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		599,324
TOTAL MARKET OB/XF VALUE		6,071
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		780,395
SOH/AGL Deduction		272,446
ASSESSED VALUE		507,949
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		457,949
TOTAL JUST VALUE		780,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		753,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108901	NEW CONSTR	200,000	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/0615	6/02/2022	LE	U	I	11	100
GRANTOR: MORGAN LINDA BETH						
GRANTEE: L MORGAN TRUST						
2379/1160	7/24/2020	WD	Q	I	01	545,000
GRANTOR: STEGMAIER OTTO C & CY						
GRANTEE: MORGAN LINDA BETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W17 FEP=[YR=2010] W24 D3 R3 S5 E21 N8$ S8 W21 N5 L3 U3 W15S49 E12 FOP=[YR=2002] S2 E9 N2 W2 N3W5S3W2$ E2 N3 E5 S3 E12 N4 E5 FGR=[YR=2002] S5 E20 N21 W19 S4 W1 S12$ N12 E1 N4 E19 N29$ PTR= E15 FUS=[YR=2002] E12 S15 E5 S14 E4 S3 W7 N5 W14 N27$ W15$.

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	573.00	SF	5.20	5.20	100	2002	2002	3	82	2,443	
3	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	100	2002	2002	3	82	618	

LAND DESCRIPTION

TOTAL OB/XF 6,071

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 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