



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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	2,149	100	2,149	437,082
FGR	416	55	229	46,576
FOP	25	30	8	1,627
FSP	165	40	66	13,424
FUS	411	100	411	83,593
PTO	112	5	6	1,221

TOTALS	3,278		2,869	583,522
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	422.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	0	0	102.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,869	151.5017	227.25	651,980	2002	2002	0	0	10.50	89.50
1 SFR CUST - 0% - 0											
Heated Area: 2560											
HX Base Yr											

95210 WOODBERRY LN, FERNANDINA BEACH											
TOTAL OB/XF 5,803											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			583,522
TOTAL MARKET OB/XF VALUE			5,803
TOTAL LAND VALUE - MARKET			183,750
TOTAL MARKET VALUE			773,075
SOH/AGL Deduction			144,430
ASSESSED VALUE			628,645
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			628,645
TOTAL JUST VALUE			773,075
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			747,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108744	NEW CONSTR	196,582	09/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2660/1028	7/28/2023	WD	U	I	11
GRANTOR: LINDER RICHARD A					
GRANTEE: LINDER RICHARD A TR					
1042/0856	3/08/2002	WD	Q	I	
GRANTOR: SUMMER BEACH WEST LLC					
GRANTEE: LINDER RICHARD & ES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W16 FSP=[YR=2002] W4 PTO=[YR=2002] N8 W14 S8 E14\$ W19 S8 E20 N5 R3 U\$ D3 L3 S5 W20 N8 W17 S29 FGR=[YR=2002] S21 E20 N17 W1N4 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\$.											