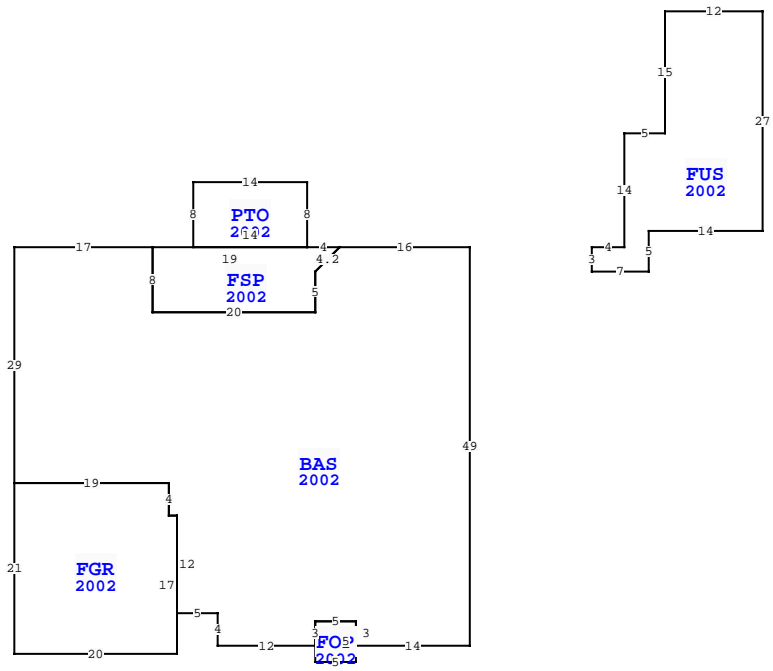


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAS	2,149	100	2,149
FGR	416	55	229
FOP	25	30	8
FSP	165	40	66
FUS	411	100	411
PTO	112	5	6
TOTALS	3,278		2,869
			583,522

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 100%	- 2015	Heated Area: 2560					HX	Base Yr 2015	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		583,522	
TOTAL MARKET OB/XF VALUE		7,137	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		765,659	
SOH/AGL Deduction		315,907	
ASSESSED VALUE		449,752	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		399,752	
TOTAL JUST VALUE		765,659	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		739,672	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108744	NEW CONSTR	196,592	09/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/95	10/30/2023	LE	U	I	11	100
GRANTOR: SHERMAN STEVEN M & JU						
GRANTEE: BARBER ELAINE SHERM						
1932/1177	8/12/2014	WD	Q	I	02	420,000
GRANTOR: LINDER RICHARD A & ES						
GRANTEE: SHERMAN STEVEN M &						

EXTRA FEATURES																
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	823.00	SF	5.20	5.20	100	2002	2002	3	82	3,509	
3	0810	CONCRETE A	0	100	0	116.00	SF	6.50	6.50	100	2002	2002	3	82	618	

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

BUILDING NOTES	
95035 WOODBERRY LN, FERNANDINA BEACH	

LAND DESCRIPTION													TOTAL OB/XF												
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								

BUILDING DIMENSIONS	
BAS=[YR=2002] W16 FSP=[YR=2002] W4 PTO=[YR=2002] N8 W14 S8 E14\$ W19 S8 E20 N5 R3 U3 \$ D3 L3 S5 W20 N8 W17 S29 FGR=[YR=2002] S21 E20 N17 W1N4 W19\$ E19 S4 E1 S12 E5 S4 E12 POP=[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\$ .	