LOT 32
IN OR 1839/1301
SUMMER BEACH WEST REPLAT

MAGUIRE TRUST
95121 WOODBERRY LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-197W-0032-0000

BUILDING CHARACTERISTICS

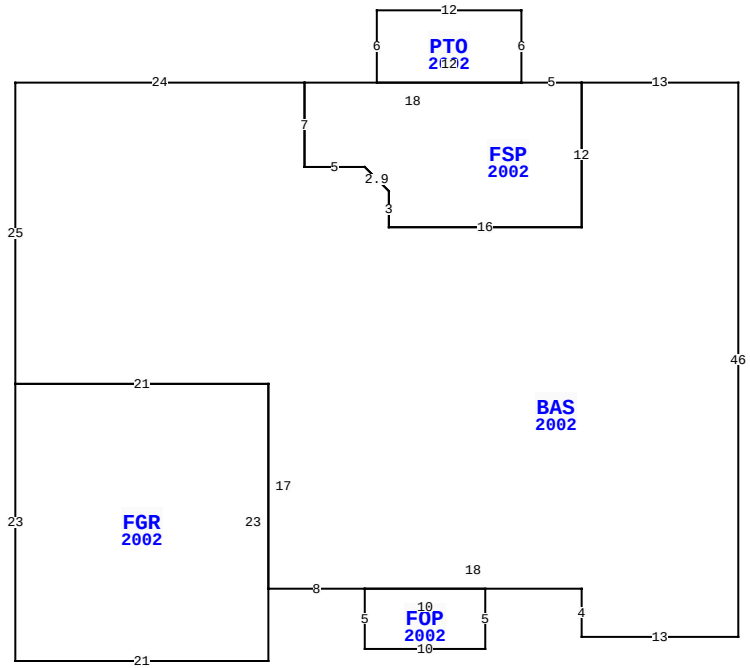
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,972	100	1,972	418,149
FGR	483	55	266	56,404
FOP	50	30	15	3,181
FSP	243	40	97	20,568
PTO	72	5	4	848
TOTALS	2,820		2,354	499,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,354	157.9486	236.92	557,710	2002	2002	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2006 Heated Area: 1972 HX Base Yr 2006



95121 WOODBERRY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		499,150
TOTAL MARKET OB/XF VALUE		6,080
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		680,230
SOH/AGL Deduction		328,144
ASSESSED VALUE		352,086
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		302,086
TOTAL JUST VALUE		680,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		658,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226507	DOOR	665	10/01/2012
B0108700	NEW CONSTR	173,981	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1839/1301	2/01/2013	WD	U	I	30	100
GRANTOR: MAGUIRE SEAN PATRICK						
GRANTEE: MAGUIRE SEAN PATRIC						
1367/1450	11/17/2005	QC	U	I	01	100
GRANTOR: MAGUIRE JOHN P & MARY						
GRANTEE: MAGUIRE SEAN P & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 FSP=[YR=2002] W5 PTO=[YR=2002] N6 W12 S6 E12$ W18 S7 E5 D2 R2 S3 E16 N12$ S12 W16 N3 L2 U2 W5 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	0810	CONCRETE A	0	100	0	0	478.00	SF	6.50	6.50	100	2002	2002	3	82	2,548	
3	0810	CONCRETE A	0	100	0	0	98.00	SF	6.50	6.50	100	2002	2002	3	82	522	

LAND DESCRIPTION

TOTAL OB/XF 6,080

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