LOT 35
IN OR 1072/1540
SUMMER BEACH WEST REPLAT

NIBE PHYLLIS L
95171 WOODBERRY LANE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-197W-0035-0000

BUILDING CHARACTERISTICS

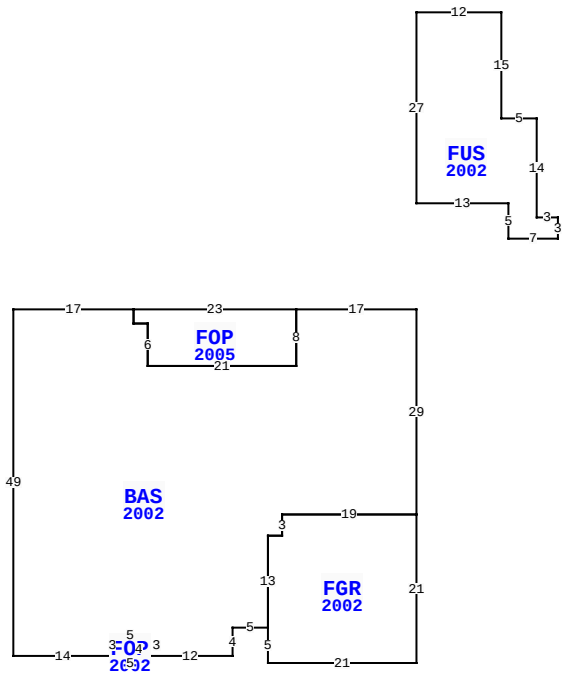
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,172	100	2,172	441,760
FGR	435	55	239	48,610
FOP	20	30	6	1,221
FOP	172	30	52	10,576
FUS	413	100	413	83,999
TOTALS	3,212		2,882	586,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,882	151.5017	227.25	654,934	2002	2002	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2018 Heated Area: 2585 HX Base Yr



95171 WOODBERRY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		586,166
TOTAL MARKET OB/XF VALUE		21,842
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		783,008
SOH/AGL Deduction		2,486
ASSESSED VALUE		780,522
TOTAL EXEMPTION VALUE	13	780,522
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		783,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		757,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26030	REMODEL	6,462	05/01/2012
B16701	ADDITION	3,780	12/01/2005
B0515836	SWIM POOL	48,275	01/01/2005
B0109039	NEW CONSTR	200,000	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1072/1540	8/25/2002	WD	Q	I		376,300

GRANTOR: SUMMER BEACH WEST LLC
GRANTEE: NIBE RICHARD J & PH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W17 FOP=[YR=2005] W23 S2 E2 S6 E21 N8$ S8 W21 N6 W2 N2 W17 S49 E14 FOP=[YR=2002] S1 E5 N4 W5 S3 $ N3 E5 S3 E12 N4 E5 FGR=[YR=2002] S5 E21 N21 W19 S3 W2 S13$ N13 E2 N3 E19 N29$ PTR=N15 FUS=[YR=2002] N27 E12 S15 E5 S14 E3 S3 W7 N5 W13$ S15$.

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	937.00	SF	5.20	5.20	100	2002	2002	3	82	3,995	
3	0810	CONCRETE A	0	100	0	0	131.00	SF	6.50	6.50	100	2002	2002	3	82	698	
4	0910	SCRN RM L	0	100	44	13	572.00	SF	15.00	15.00	100	2005	2005	3	24	2,059	
5	0861	POOL GUNIT	0	100	0	0	159.00	SF	85.00	85.00	100	2005	2005	3	40	5,406	
6	0855	CONC PAVER	0	100	0	0	648.00	SF	10.00	10.00	100	2005	2005	3	86	5,573	
7	0855	CONC PAVER	0	100	6	3	18.00	SF	10.00	10.00	100	2005	2005	3	86	155	
8	0855	CONC PAVER	0	100	0	0	110.00	SF	10.00	10.00	100	2005	2005	3	86	946	

LAND DESCRIPTION

TOTAL OB/XF 21,842

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