

LOT 1  
WOODMERE OR 2332/820

NEIBAUR DALE RAYMOND & TERESA JOAN  
96047 WOODMERE WAY  
FERNANDINA BEACH, FL 32034

2025

00-00-30-0801-0001-0000



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                |                                      |                  |                      | MARKET ADJUSTMENTS |                |                |                |           |         |             |        |         |                       | NASSAU COUNTY PROPERTY |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|--------------------------------------|------------------|----------------------|--------------------|----------------|----------------|----------------|-----------|---------|-------------|--------|---------|-----------------------|------------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|--|
| ELEMENT                                                                                                                                      | CD               | CONSTRUCTION   | TYPE                                 | MDL              | EFF. AREA            | TOT ADJ PTS        | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON    | FNCT        | NORM   | % COND  | PAGE 1 of 1           |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 31               | HARDIE BRD 100 | 0500                                 | 01               | 3,358                | 109.1580           | 172.47         | 579,154        | 2022           | 2022      | 0       | 0           | 0.50   | 99.50   | VALUATION BY STANDARD |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Roof Structur                                                                                                                                | 04               | WOOD TRUSS 100 | 1 SFR CUST - 100% - 2024             |                  |                      |                    |                |                |                |           |         |             |        |         | Heated Area: 2921     |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100 | 13                                   |                  |                      |                    |                |                |                |           |         |             |        |         | 25                    |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    | 11                                   |                  |                      |                    |                |                |                |           |         |             |        |         | 16                    |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 12               | HARDWOOD 60    | 4                                    |                  |                      |                    |                |                |                |           |         |             |        |         | 11                    |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 14               | CARPET 40      | 12                                   |                  |                      |                    |                |                |                |           |         |             |        |         | 4                     |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    | 11                                   |                  |                      |                    |                |                |                |           |         |             |        |         | 11                    |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 | 12                                   |                  |                      |                    |                |                |                |           |         |             |        |         | 4                     |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Bedrooms                                                                                                                                     | 4                | 100            | 12                                   |                  |                      |                    |                |                |                |           |         |             |        |         | 4                     |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Bathrooms                                                                                                                                    | 4                | 100            | 11                                   |                  |                      |                    |                |                |                |           |         |             |        |         | 11                    |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100 | 12                                   |                  |                      |                    |                |                |                |           |         |             |        |         | 4                     |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Stories                                                                                                                                      | 2.               | 2. 100         | 12                                   |                  |                      |                    |                |                |                |           |         |             |        |         | 4                     |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Units                                                                                                                                        | 0                | 100            | 11                                   |                  |                      |                    |                |                |                |           |         |             |        |         | 11                    |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00               | NONE 100       | 12                                   |                  |                      |                    |                |                |                |           |         |             |        |         | 4                     |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Quality                                                                                                                                      |                  |                | 04                                   | Quality Level 04 |                      |                    |                |                |                |           |         |             |        |         |                       | HX Base Yr 2024        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| DOR CODE                                                                                                                                     |                  |                | 0100                                 | SINGLE FAMILY    |                      |                    |                |                |                |           |         |             |        |         |                       | 18                     |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| MAP NUM                                                                                                                                      |                  |                | MKT AREA                             |                  |                      |                    |                |                |                |           |         |             |        |         | 9                     |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                             |                  |                | 2001.00                              |                  |                      |                    |                |                |                |           |         |             |        |         | 17                    |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                    | TOTAL GROSS AREA | PCT OF BASE    | YEAR                                 | TOT ADJ AREA     | SUBAREA MARKET VALUE | BAS 2022           |                |                |                |           |         |             |        |         |                       |                        |            | FUS 2022                    |      |         |      |     |    |        |  |  |  |  |  |  |
| BAS                                                                                                                                          | 2,534            | 100            | 2022                                 | 2,534            | 434,854              | 59                 |                |                |                |           |         |             |        |         |                       |                        |            | 13                          |      |         |      |     |    |        |  |  |  |  |  |  |
| FGR                                                                                                                                          | 455              | 55             | 2022                                 | 250              | 42,902               | 11                 |                |                |                |           |         |             |        |         |                       |                        |            | 3                           |      |         |      |     |    |        |  |  |  |  |  |  |
| FOP                                                                                                                                          | 180              | 30             | 2022                                 | 54               | 9,266                | 12                 |                |                |                |           |         |             |        |         |                       |                        |            | 12                          |      |         |      |     |    |        |  |  |  |  |  |  |
| FSP                                                                                                                                          | 323              | 40             | 2022                                 | 129              | 22,138               | 21                 |                |                |                |           |         |             |        |         |                       |                        |            | 7                           |      |         |      |     |    |        |  |  |  |  |  |  |
| FUS                                                                                                                                          | 387              | 100            | 2022                                 | 387              | 66,412               | 14                 |                |                |                |           |         |             |        |         |                       |                        |            | 23                          |      |         |      |     |    |        |  |  |  |  |  |  |
| STR                                                                                                                                          | 36               | 10             | 2022                                 | 4                | 687                  | 12                 |                |                |                |           |         |             |        |         |                       |                        |            | 21                          |      |         |      |     |    |        |  |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  |                | 3,915                                |                  | 3,358                | 576,258            | 6              |                |                |           |         |             |        |         |                       |                        |            |                             | 24   |         |      |     |    |        |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                | 96047 WOODMERE WAY, FERNANDINA BEACH |                  |                      |                    |                |                |                |           |         |             |        |         | BLD DATE              |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
|                                                                                                                                              |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         | XF DATE               |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
|                                                                                                                                              |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         | LGL DATE              |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
|                                                                                                                                              |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         | LAND DATE             |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
|                                                                                                                                              |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         | AG DATE               |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
|                                                                                                                                              |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         | 03/18/2024 MLU        |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 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                                                                                                                                            | 0855             | CONC PAVER     | 0                                    | 100              | 0                    | 0                  |                | 992.00         | SF             | 10.00     | 100     | 2022        | 2022   | 3       | 99                    | 9,821                  |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 2                                                                                                                                            | 0855             | CONC PAVER     | 0                                    | 100              | 0                    | 0                  |                | 72.00          | SF             | 10.00     | 100     | 2022        | 2022   | 3       | 99                    | 713                    |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 3                                                                                                                                            | 0476             | VF 6 SBPL      | 0                                    | 100              | 0                    | 0                  |                | 138.00         | LF             | 32.00     | 100     | 2022        | 2022   | 3       | 98                    | 4,328                  |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 4                                                                                                                                            | 0470             | VNYL GATE      | 0                                    | 100              | 0                    | 0                  |                | 2.00           | UT             | 300.00    | 100     | 2022        | 2022   | 3       | 98                    | 588                    |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                                                                          |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         |                       |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| BAS=[YR=2022;ORIG=0,0] W16 S11 W11 S4 W12 N4 W2 N11 W13 S59                                                                                  |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         |                       |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| E12 N3 E21 N9 E14 N2 E7 N45 \$                                                                                                               |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         |                       |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| FGR=[YR=2022;ORIG=-21,56] S12 E21 N23 W7 S2 W14 S9 \$                                                                                        |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         |                       |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| FUS=[YR=2022;ORIG=15,0] E6 S3 E12 N3 E12 S9 W13 S9 W17 N18 \$                                                                                |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         |                       |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| FSP=[YR=2022;ORIG=-16,0] W25 S11 E2 S4 E12 N4 E11 N11 \$                                                                                     |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         |                       |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| FOP=[YR=2022;ORIG=-54,59] S6 E24 N9 W12 S3 W12 \$                                                                                            |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         |                       |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| STR=[YR=2022;ORIG=21,0] E12 S3 W12 N3 \$                                                                                                     |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         |                       |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| PTR=[ORIG=0,0] E15 W15 \$                                                                                                                    |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         |                       |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| .                                                                                                                                            |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         |                       |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         |                       |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 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              | RES                                  | 100              |                      | RSF-2              | 0.00           | 0.00           | 1.00           | LT        |         | 1.00        | 1.00   | 1.00    | 250,000.00            | 250,000.00             | 250,000    |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| REVIEW DATE 05/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS |                  |                |                                      |                  |                      |                    |                |                |                |           |         |             |        |         |                       |                        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |