LOT 4
WOODMERE OR 2332/820

BOCKIAN BARRY
96023 WOODMERE WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0801-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

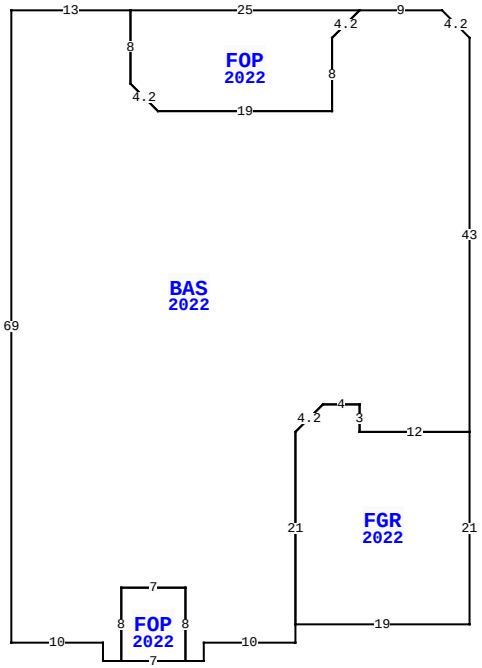
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,716	100	2022	2,716	472,275
FGR	416	55	2022	229	39,820
FOP	56	30	2022	17	2,956
FOP	242	30	2022	73	12,693
TOTALS	3,430			3,035	527,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,035	110.6070	174.76	530,397	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2716 HX Base Yr 2023



96023 WOODMERE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		527,745
TOTAL MARKET OB/XF VALUE		7,306
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		785,051
SOH/AGL Deduction		169,238
ASSESSED VALUE		615,813
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		565,091
TOTAL JUST VALUE		785,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002592	CO ISSUED	0	12/12/2022
22002592	NEW CONSTR	434,211	02/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/1387	12/12/2022	SW	Q	I	01	709,700
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: BOCKIAN BARRY						
2435/0579	2/18/2021	SW	Q	V	01	160,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 W9 FOP=[YR=2022] W25 S8 D3 R3 E19 N8 U3 R3 $ D3 L3 S8 W19 U3 L3 N8 W13 S69 E10 S2 E2
FOP=[YR=2022] E7 N8 W7 S8$ N8 E7 S8 E2 N2 E10 N2
FGR=[YR=2022] E19 N21 W12 N3 W4 D3 L3 S21$ N21 U3 R3 E4 S3 E12 N43$.

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	0855	CONC PAVER	0	100	0	0	738.00	SF	10.00	10.00	100	2022	2022	3	99	7,306	

LAND DESCRIPTION

TOTAL OB/XF 7,306

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	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 04/03/2023 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS