LOT 8
WOODMERE OR 2332/820

NISSEN TIMOTHY E & DIANA L
96018 WOODMERE WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0801-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

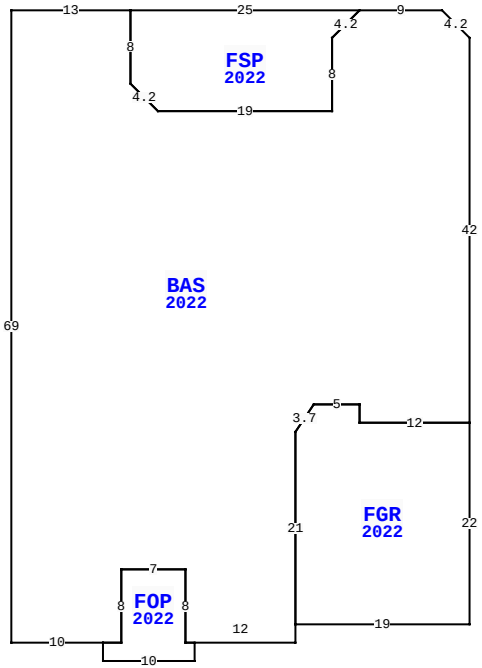
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,681	100	2022	2,681	462,108
FGR	429	55	2022	236	40,678
FOP	76	30	2022	23	3,964
FSP	242	40	2022	97	16,719
TOTALS	3,428			3,037	523,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,037	109.6410	173.23	526,100	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2681 HX Base Yr 2023



96018 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		523,470
TOTAL MARKET OB/XF VALUE		8,118
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		806,588
SOH/AGL Deduction		174,781
ASSESSED VALUE		631,807
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		581,085
TOTAL JUST VALUE		806,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		644,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2201055	CO ISSUED	0	08/01/2022
20211055	NEW CONSTR	379,926	08/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2586/0097	8/17/2022	WD	Q	I	02	712,200

GRANTOR: W R HOWELL COMPANY
GRANTEE: NISSEN TIMOTHY E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 W9 FSP=[YR=2022] W25 S8 R3 D3 E19 N8 U3 R3 $ D3 L3 S8 W19 U3 L3 N8 W13 S69 E10 FOP=[YR=2022] S2 E10 N2 W1 N8 W7 S8 W2$ E2 N8 E7 S8 E12 N2 FGR=[YR=2022] E19 N22 W12 N2 W5 D3 L2 S21$ N21 U3 R2 E5 S2 E12 N42$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	620.00	SF	10.00	10.00	100	2022	2022	3	99	6,138	

LAND DESCRIPTION

TOTAL OB/XF 8,118

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	1.10	250,000.00	275,000.00	275,000							

REVIEW DATE 11/30/2022 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS