

LOT 9
WOODMERE OR 2332/820

SMITH BRYAN TODD
96026 WOODMERE WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0801-0009-0000



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	3,207	107.2260	169.42	543,330	2022	2022	0	0	0.50	99.50	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2023												Heated Area: 2863															
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023															
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 60																												
Interior Floo	14	CARPET 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	100																												
Bathrooms	3	100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 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	1,987	100	2022	1,987	334,955																									
FGR	506	55	2022	278	46,864																									
FOP	40	30	2022	12	2,023																									
FOP	156	30	2022	47	7,923																									
FUS	876	100	2022	876	147,670																									
STR	68	10	2022	7	1,180																									
TOTALS			3,633		3,207	540,613																								
EXTRA FEATURES			96026 WOODMERE WAY, FERNANDINA BEACH																											
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	1,359.00	SF	10.00	10.00	100	2022	2022	3	99	13,454														
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2022	2022	3	98	4,704														
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588														
4	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00	10.00	100	2022	2022	3	95	3,420														
5	0861	POOL GUNIT	0	100	0	0	356.00	SF	85.00	85.00	100	2023	2023	3	98	29,655														
6	0855	CONC PAVER	0	100	0	0	732.00	SF	10.00	10.00	100	2023	2023	3	100	7,320														
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023	3	97	1,940														
TOTAL OB/XF 61,081																														
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													
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 01/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS																														