LOT 12
WOODMERE OR 2332/820

WAINER KYLIE/RYSZKIEWICZ REBECCA LYNN
96050 WOODMERE WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0801-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

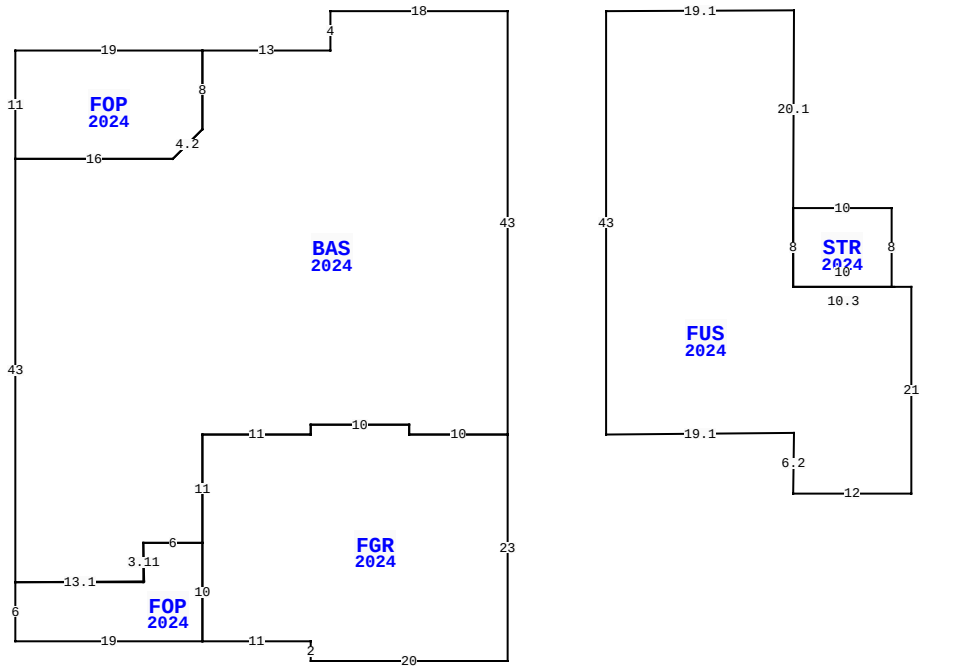
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior SPEC FEAT	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,069	100	2024	2,069	336,730
FGR	701	55	2024	386	62,822
FOP	138	30	2024	41	6,673
FOP	205	30	2024	62	10,091
FUS	1,069	100	2024	1,069	173,980
STR	80	10	2024	8	1,302
TOTALS	4,262			3,635	591,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,635	103.0050	162.75	591,596	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 3138 HX Base Yr 2025



96050 WOODMERE WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		591,596
TOTAL MARKET OB/XF VALUE		10,990
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		852,586
SOH/AGL Deduction		64,014
ASSESSED VALUE		788,572
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		737,850
TOTAL JUST VALUE		852,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		679,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250005141	POOL RESI	100,000	05/13/2025
220014304	CO		10/05/2023
22014304	NEW CONSTR	506,458	09/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/191	10/23/2023	SW	Q	I	01	716,300

GRANTOR: W R HOWELL COMPANY
GRANTEE: WAINER KYLIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,15] E16 U3R3 N8 E13 N4 E18 S43 W10 N1 W10 S1 W11 S11 W6 S4 W13 N43 $
FOP=[YR=2024;ORIG=0,4] E19 S8 D3L3 W16 N11 $
FOP=[YR=2024;ORIG=0,58] U0.1R13.1 U3.11L0.1 E6 S10 W19 N6 $
FGR=[YR=2024;ORIG=19,43] E11 N1 E10 S1 E10 S23 W20 N2 W11 N10 N11 $
FUS=[YR=2024;ORIG=60,0] U0.1R19.1 D20.1L0.1 S8 U0R10.3 D0R1.9 S21 W12 U6.2R0.1 D0.2L19.1 N43 $
STR=[YR=2024;ORIG=79,20] E10 S8 W10 N8 $
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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	1,099.00	SF	10.00	10.00	100	2024	2023		100	10,990	

LAND DESCRIPTION

TOTAL OB/XF 10,990

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 12/06/2023 BY TW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS