LOT 2
SUMMER BEACH WEST REPLAT
PB 6/283

WATERS FAMILY TRUST/WATERS DAVID A TRUSTEE
95042 WOODBERRY LN
FERNANDINA BEACH, FL 32034

2025

00-SB-30-197W-0002-0000

BUILDING CHARACTERISTICS

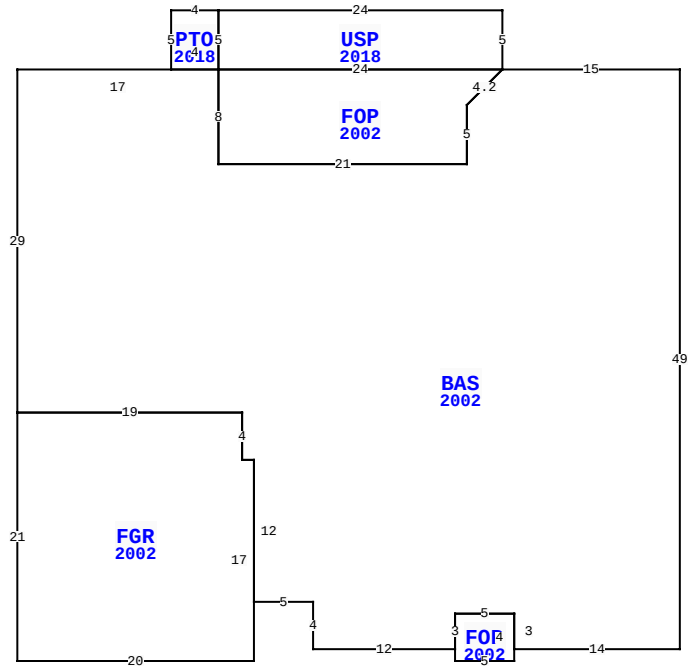
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,141	100	2002	2,141	469,889
FGR	416	55	2002	229	50,259
FOP	20	30	2002	6	1,317
FOP	173	30	2002	52	11,413
PTO	20	5	2018	1	220
USP	120	30	2018	36	7,901
TOTALS	2,890			2,465	540,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,465	151.8106	239.86	591,255	2002	2007	0	0	0	8.50	91.50

1 SFR CUST – 0% - 0 Heated Area: 2141 HX Base Yr



95042 WOODBERRY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	540,998
TOTAL MARKET OB/XF VALUE	4,106
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	720,104
SOH/AGL Deduction	104,519
ASSESSED VALUE	615,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	615,585
TOTAL JUST VALUE	720,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	695,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212279	REPAIR/RRF	0	03/01/2021
B1801538	SCRNENCL	2,755	02/13/2018
B0209220	NEW CONSTR	180,000	01/01/2002
B0108695	NEW CONSTR	177,460	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/0940	11/16/2020	WD	U	I	11	100
GRANTOR: WATERS DAVID A & TAMM						
GRANTEE: WATERS FAMILY TRUST						
2149/0077	9/26/2017	WD	Q	I	01	404,700
GRANTOR: CHOW WILLIAM H & MARG						
GRANTEE: WATERS DAVID A & TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 USP=[YR=2018] N5 W24 PTO=[YR=2018] W4 S5 E4 N5$ S5 FOP=[YR=2002] S8 E21 N5 R3 U3 W24$ E24$ D3 L3 S5 W21 N8W17 S29 FGR=[YR=2002] S21 E20 N17W1 N4 W19 $ E19 S4 E1 S12 E5 S4 E12 FOP=[YR=2002] S1 E5 N4 W5 S3$ N3 E5 S3 E14 N49 $.

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	0811	CONCRETE B	0	0	0	0	812.00	SF	5.20	5.20	100	2002	2002	3	80	3,378	
2	0810	CONCRETE A	0	0	0	0	140.00	SF	6.50	6.50	100	2002	2002	3	80	728	

TOTAL OB/XF 4,106

LAND DESCRIPTION

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 11/19/2021 BY RK Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS