

LOT 7
IN OR 1961/1167
SUMMER BEACH WEST REPLAT

LEFTON THEODORE E & JANE E L/E/
95080 WOODBERRY LN
FERNANDINA BEACH, FL 32034

2025

00-SB-30-197W-0007-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
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
BAS	1,980	100	2002
FGR	483	55	2002
FOP	50	30	2002
FSP	236	40	2002
TOTALS	2,749		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	SFR CUST	- 100%	- 2015																				
Heated Area: 1980						HX Base Yr 2015																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>03/31/2009</th> <th>RK</th> <th>LGL DATE</th> </tr> <tr> <th>XF DATE</th> <td></td> <td></td> <th>LAND DATE</th> </tr> <tr> <th>INC DATE</th> <td></td> <td></td> <th>AG DATE</th> </tr> </thead> </table>												BLD DATE	03/31/2009	RK	LGL DATE	XF DATE			LAND DATE	INC DATE			AG DATE
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			537,758
TOTAL MARKET OB/XF VALUE			7,191
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			719,949
SOH/AGL Deduction			307,800
ASSESSED VALUE			412,149
TOTAL EXEMPTION VALUE	BX HX HB		55,722
BASE TAXABLE VALUE			356,427
TOTAL JUST VALUE			719,949
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			695,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108696	NEW CONSTR	177,460	08/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1961/1167	2/05/2015	WD U		I	11	100
GRANTOR: LEFTON THEODORE E & J						
GRANTEE: UNIVERSITY OF FLORI						
1889/1948	11/20/2013	WD U		I	11	100
GRANTOR: LEFTON THEODORE E & J						
GRANTEE: UNIVERSITY OF FLORI						

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	580.00	SF	5.20	5.20	100	2002	2002	3	80	2,413	
3	0810	CONCRETE A	0	100	0	91.00	SF	6.50	6.50	100	2002	2002	3	80	473	
4	0855	CONC PAVER	0	100	25	200.00	SF	7.00	7.00	100	2015	2015	3	95	1,330	
TOTALS																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] W24 FSP=[YR=2002] W23 S12 E14 N2 U3 R3 E6 N7 \$ S7 W6 D3 L3 S2 W14 N12 W13 S46 E13 N4 E8 FOP=[YR=2002] S5 E10 N5 W10 \$ E18 FGR=[YR=2002] S6 E21 N23 W21 S17 \$ N17 E21 N25 \$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							