

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 Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	4	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	2,141	100	2002
DCK	21	10	2010
FGR	416	55	2002
FOP	25	30	2002
FOP	173	30	2002
FUS	411	100	2002
PTO	168	5	2010
TOTALS	3,355		

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%	- 2016								
Heated Area: 2552						HX Base Yr 2016					

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			624,436
TOTAL MARKET OB/XF VALUE			4,273
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			803,709
SOH/AGL Deduction			337,449
ASSESSED VALUE			466,260
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			410,538
TOTAL JUST VALUE			803,709
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			775,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212570	REPAIR/RRF	0	03/01/2021
B0108747	NEW CONSTR	200,524	09/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2617/0563	12/07/2022	QC	U	I	11	100

GRANTOR: GRASSANO YOLANDA A
GRANTEE: SHAW JENNIFER L & C
1363/1383 11/01/2005 WD Q I 527,500
GRANTOR: WILSON CAROL
GRANTEE: GRASSANO YOLANDA A

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	0810	CONCRETE A	0	100	0	413.00	SF	6.50	6.50	100	2002	2002	3	80	2,148	
2	0810	CONCRETE A	0	100	0	126.00	SF	6.50	6.50	100	2002	2002	3	80	655	
3	0911	SCRN RM A	0	100	0	168.00	SF	17.50	17.50	100	2012	2012	3	50	1,470	

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

BUILDING NOTES	
95178 WOODBERRY LN, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2002] W14 DCK=[YR=2010] N7 W3 PTO=[YR=2010] W24 S7 FOP=[YR=2002] D3 R3 S5 E21 N8 W24\$ E24 N7\$ S7 E3\$ W3 S8 W21 N5 L3 U3 W15\$49 E14 FOP=[YR=2002] S2 E5 N5 W5 S3\$ N3 E5 S3 E12 N4 E5 FGR=[YR=2002] S5 E20 N21 W19 S4 W1 S12\$ N12 E1 N4 E19 N29\$ PTR=E15FUS=[YR=2002] E12 S15 E5 S14 E4 S3 W7 N5 W14N27\$ W15\$.	

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							