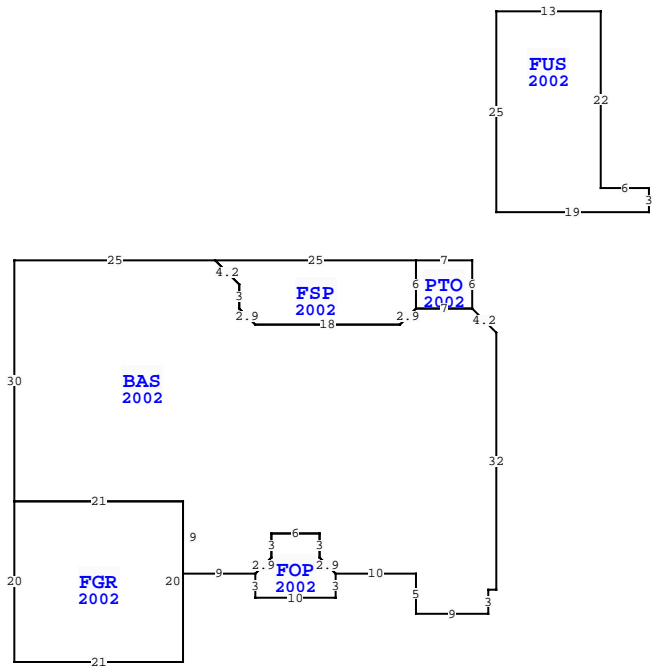


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,923	100	2002
FGR	420	55	2002
FOP	64	30	2002
FSP	177	40	2002
FUS	343	100	2002
PTO	42	5	2002
TOTALS	2,969		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 0%	- 0							
					Heated Area: 2266						
					HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			563,475
TOTAL MARKET OB/XF VALUE			5,659
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			744,134
SOH/AGL Deduction			111,301
ASSESSED VALUE			632,833
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			632,833
TOTAL JUST VALUE			744,134
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			718,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218167	REPAIR/RRF	13,000	08/01/2021
B0108746	NEW CONSTR	176,917	09/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/0798	5/15/2017	WD Q	Q	I	01	443,000
GRANTOR: NIBE RICHARD J & PHYLLIS						
GRANTEE: BEES BROOKE A & NADIA						
1091/0744	10/31/2002	WD Q	Q	I		344,800
GRANTOR: SUMMER BEACH WEST LLC						
GRANTEE: NIBE RICHARD J & PHYLLIS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002
2	0810	CONCRETE A	0	0	0	423.00	SF	6.50	6.50	100	2002
3	0810	CONCRETE A	0	0	0	93.00	SF	6.50	6.50	100	2002

BUILDING NOTES			
95208 WOODBERRY LN, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2002] L3 U3 PTO=[YR=2002] N6W7 FSP=[YR=2002] W25 D3 R3 S3 R2 D2 E18 U2 R2 N6\$ S6 E7\$ W7 D2 L2 W18 U2 L2 N3 L3 U3 W25 S30 FGR=[YR=2002] S20 E21 N20 W21\$ E21 S9 E9 FOP=[YR=2002] S3 E10 N3 U2 L2 N3 W6 S3 L2 D2 \$ U2 R2 N3 E6 S3 D2 R2 E10 S5 E9 N3 EIN32\$ PTR=N15 FUS=[YR=2002] N25 E13 S22 E6 S3 W19\$ S15\$.			

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	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							