LOT 22
IN OR 2537/391
SUMMER BEACH WEST REPLAT

WILDE LINDA B REV TRUST/WILDE LINDA B TRUSTEE
PO BOX 16721
FERNANDINA BEACH, FL 32035

2025

00-SB-30-197W-0022-0000

BUILDING CHARACTERISTICS

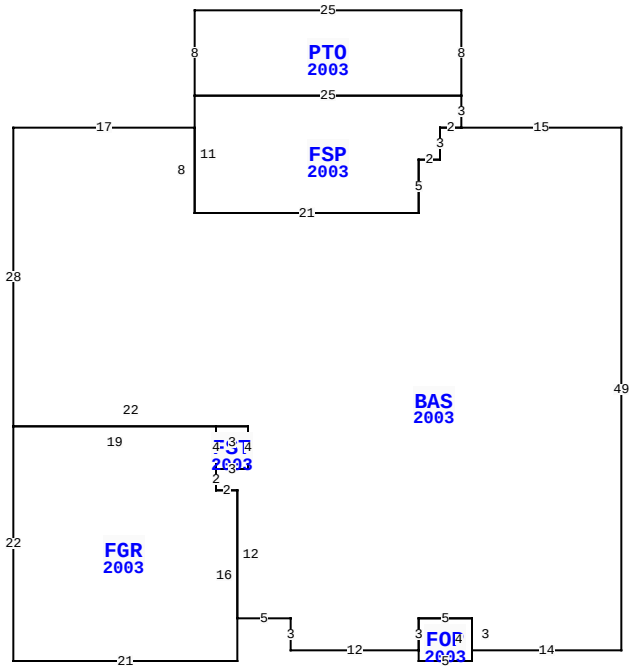
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,148	100	2003	2,148	436,879
FGR	450	55	2003	248	50,440
FOP	20	30	2003	6	1,221
FSP	249	40	2003	100	20,339
FST	12	55	2003	7	1,424
PTO	200	5	2003	10	2,034
TOTALS	3,079			2,519	512,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,519	143.8272	227.25	572,443	2003	2003	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2004 Heated Area: 2148 HX Base Yr 2004



95211 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		512,336
TOTAL MARKET OB/XF VALUE		6,071
TOTAL LAND VALUE - MARKET		183,750
TOTAL MARKET VALUE		702,157
SOH/AGL Deduction		339,360
ASSESSED VALUE		362,797
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,075
TOTAL JUST VALUE		702,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		679,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217741	H/AC	0	11/01/2012
B0209457	NEW CONSTR	196,592	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2537/0391	1/28/2022	WD	U	I	11	100
GRANTOR: WILDE LINDA B						
GRANTEE: WILDE LINDA B TRUST						
1106/1716	1/13/2003	WD	U	I	21	422,000
GRANTOR: SUMMER BEACH WEST LLC						
GRANTEE: WILDE LINDA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 FSP=[YR=2003] N3 PTO=[YR=2003] N8 W25 S8 E25 $ W25 S11 E21 N5 E2 N3 E2 $ W2 S3 W2 S5 W21 N8 W17 S28 FGR=[YR=2003] S22 E21 N16 W2 N2 FST=[YR=2003] E3 N4 W3 S4 $ N4 W19 $ E22 S4 W3 S2 E2 S12 E5 S3 E12 FOP=[YR=2003] 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0810	CONCRETE A	0	100	0	0	401.00	SF	6.50	6.50	100	2003	2003	3	82	2,137	
3	0855	CONC PAVER	0	100	0	0	110.00	SF	10.00	10.00	100	2005	2005	3	84	924	

LAND DESCRIPTION

TOTAL OB/XF 6,071

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.05	175,000.00	183,750.00	183,750							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 183,750 Market: 0 Agricultural: 0 Common: 183,750 PRINTED 07/30/2025 BY SYS