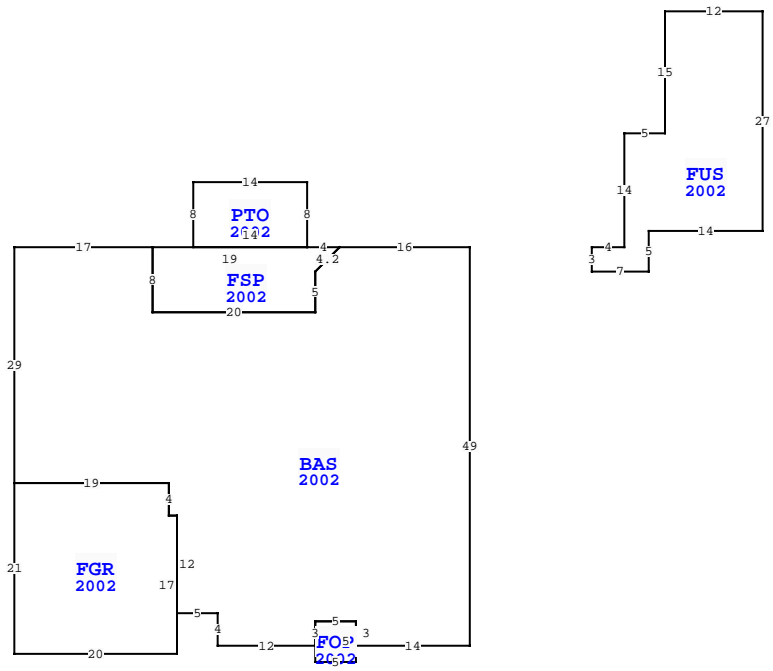


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	2,149	100	2002
FGR	416	55	2002
FOP	25	30	2002
FSP	165	40	2002
FUS	411	100	2002
PTO	112	5	2002
TOTALS	3,278		

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: 2560					HX	Base Yr 2015	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			611,210
TOTAL MARKET OB/XF VALUE			7,002
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			793,212
SOH/AGL Deduction			330,417
ASSESSED VALUE			462,795
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			412,073
TOTAL JUST VALUE			793,212
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			765,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108744	NEW CONSTR	196,592	09/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/95	10/30/2023	LE	U	I	11	100

GRANTOR: SHERMAN STEVEN M & JU
GRANTEE: BARBER ELAINE SHERM
1932/1177 8/12/2014 WD Q I 02 420,000
GRANTOR: LINDER RICHARD A & ES
GRANTEE: SHERMAN STEVEN M &

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002
2	0811	CONCRETE B	0	100	0	823.00	SF	5.20	5.20	100	2002	2002
3	0810	CONCRETE A	0	100	0	116.00	SF	6.50	6.50	100	2002	2002

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

BUILDING NOTES	
95035 WOODBERRY LN, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2002] W16 FSP=[YR=2002] W4 PTO=[YR=2002] N8 W14 S8 E14\$ W19 S8 E20 N5 R3 U3 \$ D3 L3 S5 W20 N8 W17 S29 FGR=[YR=2002] S21 E20 N17 W1N4 W19\$ E19 S4 E1 S12 E5 S4 E12 POP=[YR=2002] S2 E5 N5 W5 S3\$ N3 E5 S3 E14 N49\$ PTR=E15 FUS=[YR=2002] E4 N14 E5 N15 E12 S27 W14 S5 W7 N3\$ 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	DPHT 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							