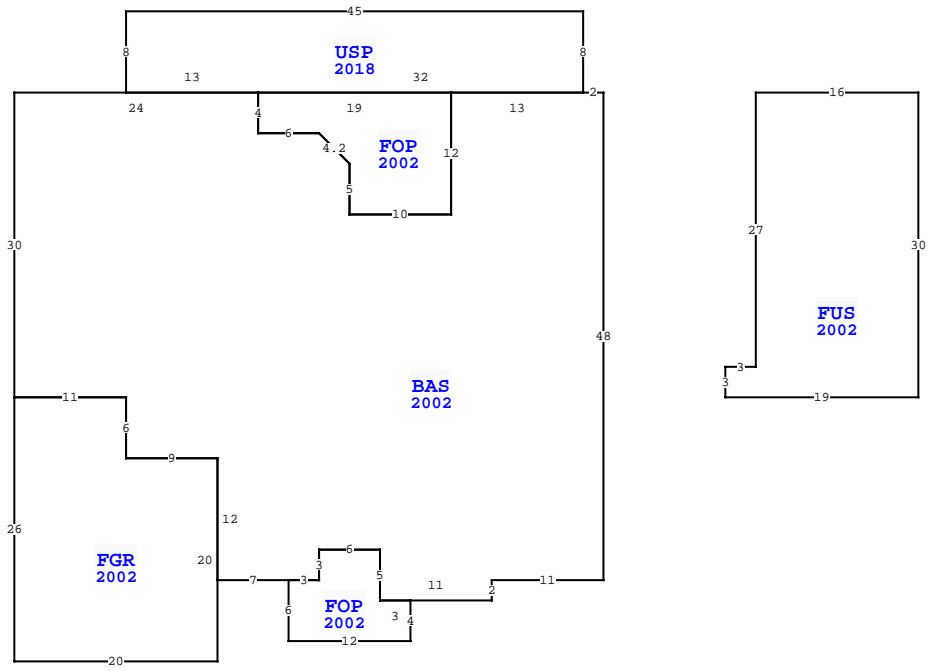


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	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	2,322	100	2002
FGR	466	55	2002
FOP	84	30	2002
FOP	161	30	2002
FUS	489	100	2002
USP	360	30	2018
TOTALS	3,882		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,248	147.0638	232.36	754,705	2002	2002	0	0	11.00	89.00
1 SFR CUST - 100% - 2025 Heated Area: 2811 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			671,687
TOTAL MARKET OB/XF VALUE			7,503
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			854,190
SOH/AGL Deduction			0
ASSESSED VALUE			854,190
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			803,468
TOTAL JUST VALUE			854,190
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			823,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802671	SCRN	9,367	03/14/2018
B0108642	NEW CONSTR	206,864	08/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/1140	6/03/2022	QC	U	I	11	100
GRANTOR: ESPOSITO JOHN J JR &						
GRANTEE: ESPOSITO SUSAN M						
1939/0739	9/24/2014	WD	Q	I	02	485,000
GRANTOR: BELL KILE S & LYNDA H						
GRANTEE: ESPOSITO JOHN J JR						

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	0811	CONCRETE B	0	100	0	805.00	UT	5.20	5.20	100	2002	2002	3	80	3,349	
2	0810	CONCRETE A	0	100	0	89.00	SF	6.50	6.50	100	2002	2002	3	80	463	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
4	0811	CONCRETE B	0	100	0	172.00	SF	5.20	5.20	100	2002	2002	3	80	716	

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

BUILDING NOTES	
95141 WOODBERRY LN, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2002] W2 USP=[YR=2018] N8 W45 S8 E13 FOP=[YR=2002] S4 E6 D3 R3 S5 E10 N12 W19\$ E32\$ W13 S12 W10 N5 U3 L3 W6 N4 W24 S30 FGR=[YR=2002] S26 E20 N20 W9 N6 W11\$ E11 S6 E9 S12 E7 FOP=[YR=2002] S6 E12 N4 W3 N5 W6 S3 W3\$ E3 N3 E6 S5 E11 N2 E11 N48\$ PTR=E15 FUS=[YR=2002] E16 S30 W19 N3 E3 N27\$ 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							