LOT 63
BUCKS FDNA BEACH # 1PB2/30

WOODBERRY FARM VACATIONS LLC
95546 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0063-0000

BUILDING CHARACTERISTICS

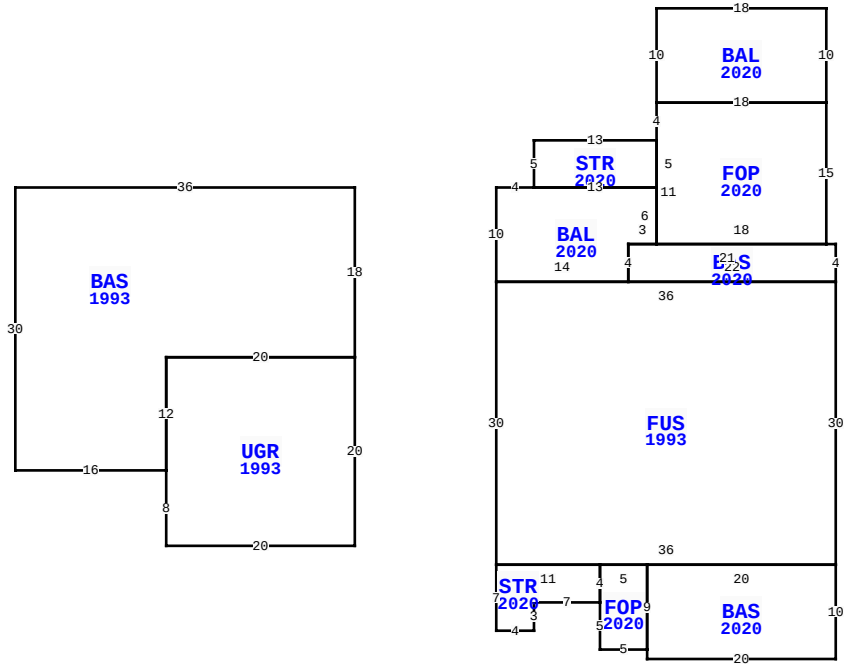
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	158	15	2020	24	14,394
BAL	180	15	2020	27	16,193
BAS	840	100	1993	840	503,794
BAS	88	100	2020	88	52,778
BAS	200	100	2020	200	119,951
FOP	45	30	2020	14	8,397
FOP	270	30	2020	81	48,580
FUS	1,080	100	1993	1,080	647,735
STR	56	10	2020	6	3,598
STR	65	10	2020	6	3,598
TOTALS	3,382			2,546	1,526,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	2,546	369.6146	613.56	1,562,124	1946	2020	0	0	0	2.25	97.75

1 SFR CUST 0% - 2026 Heated Area: 2208 HX Base Yr



** This building has 11 Sub-Areas

2734 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,526,976
TOTAL MARKET OB/XF VALUE	42,580
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	2,619,556
SOH/AGL Deduction	0
ASSESSED VALUE	2,619,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,619,556
TOTAL JUST VALUE	2,619,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,963,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190440	REMODEL	0	07/03/2019
B033035	REPAIR/RRF	4,000	05/01/2003
B032400	REMODEL	2,000	01/27/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2816/117	9/11/2025	WD	U	I	11	100
GRANTOR: WOODBERRY FARM 16 ACR						
GRANTEE: WOODBERRY FARM VACA						
2796/954	6/18/2025	WD	Q	I	01	3,000,000
GRANTOR: SMITH SAMUEL & DEENA						
GRANTEE: WOODBERRY FARM 16 A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S30 E16 UGR=[YR=1993] S8 E20 N20 W20 S12 $ N12 E20 N18 $ PTR= E15BAL=[YR=2020] E4 STR=[YR=2020] N5 E13 FOP=[YR=2020] N4 BAL=[YR=2020] N10 E18 S10 W18 $ E18 S15 BAS=[YR=2020] E1 S4 FUS=[YR=1993] S30 BAS=[YR=2020] S10 W20 N1 FOP=[YR=2020] W5 N5 STR=[YR=2020] W7 S3 W4 N7 E11 S4 $ N4 E5 S9 $ N9 E20 $ W36 N30 E36 $ W22 N4 E21 $ W18 N11 $ S5 W13 $ E13 S6 W3 S4 W14 N10 $ W15$.

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
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	98	3,430	
7	0416	DUNEWALKS	0	0	290	5	1,450.00	SF	30.00	30.00	100	2025	2022		90	39,150	

LAND DESCRIPTION

TOTAL OB/XF 42,580

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	000120	C	RES OCEAN	0		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS