LOT 1
WOODBRIER PHASE 1 PBK 8/154

TAYLOR DANIEL & BARBARA ANN
94002 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2500-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

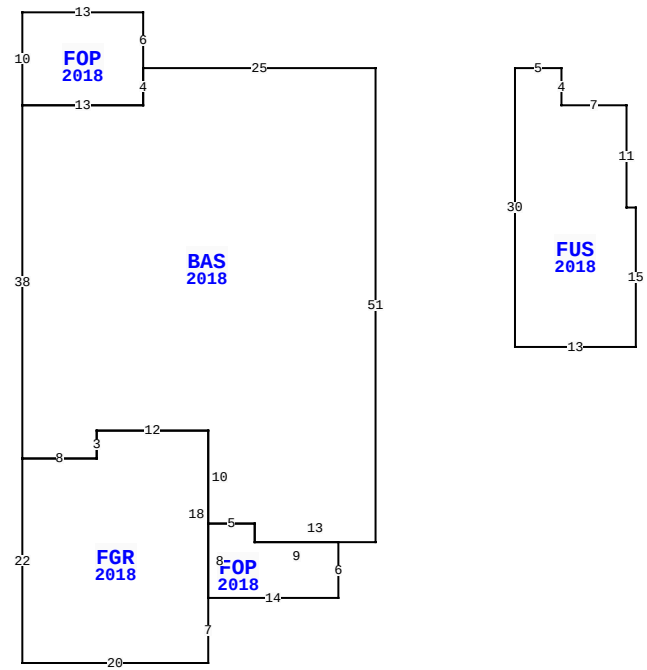
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	1,660	197,569
FGR	476	55	262	31,182
FOP	94	30	28	3,332
FOP	130	30	39	4,641
FUS	347	100	347	41,299
TOTALS	2,707		2,336	278,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,336	133.8876	120.83	282,259	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2007 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/17/2023 MLU
AG DATE	

94002 WOODBRIER CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	278,025
TOTAL MARKET OB/XF VALUE	3,183
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	356,208
SOH/AGL Deduction	0
ASSESSED VALUE	356,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,208
TOTAL JUST VALUE	356,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804066	CO ISSUED	0	07/24/2018
B1804066	NEW CONSTR	266,452	04/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0494	5/12/2022	WD	Q	I	01	471,000
GRANTOR: COCHRAN BARRY D & LYD						
GRANTEE: TAYLOR DANIEL & BAR						
2221/1007	8/23/2018	WD	Q	I	01	232,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COCHRAN BARRY D & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FOP=[YR=2018] N6 W13 S10 E13 N4$ S4 W13 S38
FGR=[YR=2018] S22 E20 N7 FOP=[YR=2018] E14 N6 W9 N2 W5 S8$
N18 W12 S3 W8$ E8 N3 E12 S10 E5 S2 E13 N51$ PTR=E15
FUS=[YR=2018] E5 S4 E7 S11 E1 S15 W13 N30$ 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
1	0811	CONCRETE B	0	0	0	0	576.00	SF	5.20	5.20	100	2018	2018	3	98	2,935	
2	0810	CONCRETE A	0	0	0	0	39.00	SF	6.50	6.50	100	2018	2018	3	98	248	

LAND DESCRIPTION

TOTAL OB/XF 3,183

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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/09/2018 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS