



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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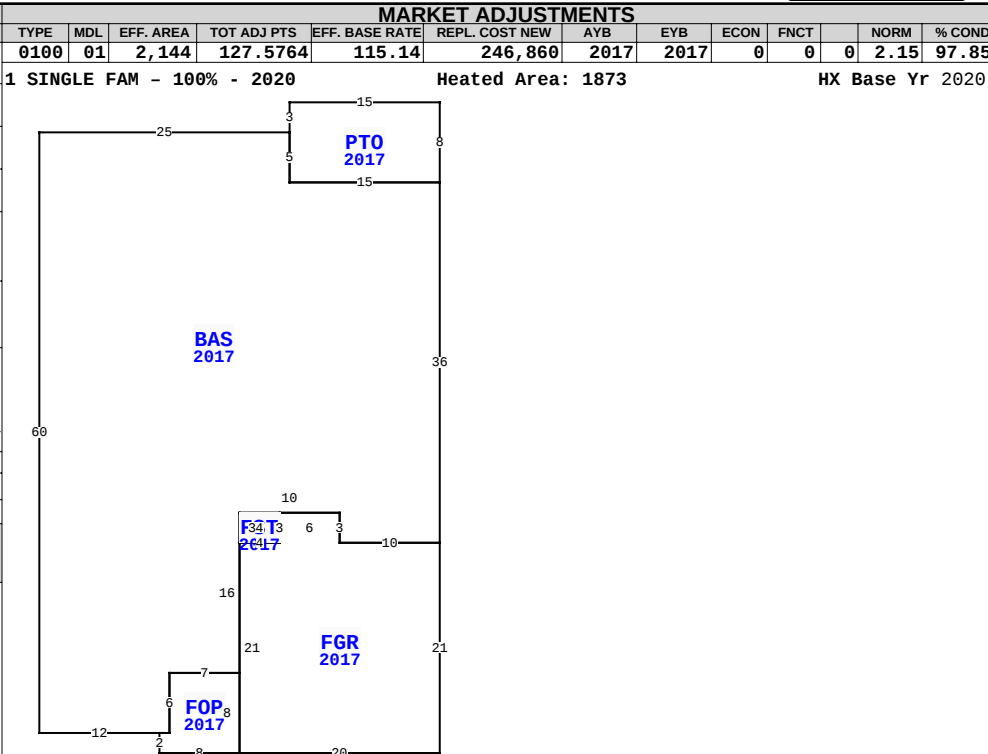
NEIGHBORHOOD/LOC	4035.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	1,873	211,020
FGR	438	55	241	27,152
FOP	58	30	17	1,915
FST	12	55	7	789
PTO	120	5	6	676

TOTALS	2,501		2,144	241,553
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	637.00	SF	5.20
2	0810	CONCRETE A	0	100	3	10	30.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	324.00	SF	7.00
5	0476	VF 6 SBPL	0	100	0	0	270.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



94032 WOODBRIER CR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/17/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	241,553								
TOTAL MARKET OB/XF VALUE	45,101								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	361,654								
SOH/AGL Deduction	107,094								
ASSESSED VALUE	254,560								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	204,560								
TOTAL JUST VALUE	361,654								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	302,608								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710441	SWIM POOL	37,600	11/01/2017
C1702618	CO ISSUED	0	06/29/2017
B1702618	NEW CONSTR	235,140	03/29/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2290/0163	7/15/2019	WD	Q	I	02	310,000	
GRANTOR: MUGFORD THOMAS G JR &							
GRANTEE: COCHARD RAYMOND J &							
2135/1398	7/21/2017	WD	Q	I	01	216,700	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: MUGFORD THOMAS G JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2017] W15 S3 BAS=[YR=2017] W25 S60 E12 FOP=[YR=2017] S2 E8 FGR=[YR=2017] E20 N21 W10 N3 W6 FST=[YR=2017] W4 S3 E4 N3\$ S3 W4 S21\$ N8 W7 S6 W1\$ E1 N6 E7 N16 E10S3 E10 N36 W15 N5 \$ S5 E15 N8\$.									