LOT 7
IN OR 2155/1195
WOODBRIER PHASE 1 PBK 8/154

KOZIOL LEONARD J & SUSAN M
94048 WOODBRIER CR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2500-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

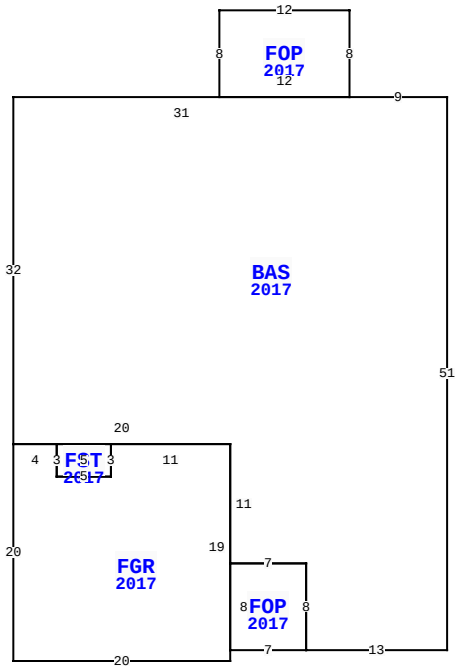
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	4035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100	1,604	177,999
FGR	385	55	212	23,526
FOP	56	30	17	1,887
FOP	96	30	29	3,218
FST	15	55	8	887
TOTALS	2,156		1,870	207,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	125.6605	113.41	212,077	2017	2017	0	0	0	2.15	97.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1604 HX Base Yr 2018



94048 WOODBRIER CR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,517
TOTAL MARKET OB/XF VALUE		3,141
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		285,658
SOH/AGL Deduction		96,869
ASSESSED VALUE		188,789
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,789
TOTAL JUST VALUE		285,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706205	NEW CONSTR	204,560	07/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2155/1195	11/01/2017	WD	Q	I	02	213,400

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: KOZIOL LEONARD J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W9 FOP=[YR=2017] N8 W12 S8 E12$ W31 S32
FGR=[YR=2017] S20 E20 N1 FOP=[YR=2017] E7 N8 W7 S8$ N19 W11
FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S11 E7 S8 E13
N51$.

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	100	0	0	589.00	SF	5.20	5.20	100	2017	2017	3	97	2,971	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2017	2017	3	97	170	

LAND DESCRIPTION

TOTAL OB/XF 3,141

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/09/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS