



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	11	CLAY TILE 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	2,071	100	2,071	233,936
FGR	413	55	227	25,642
FOP	45	30	14	1,581
FSP	144	40	58	6,552
FST	15	55	8	904
TOTALS	2,688		2,378	268,614

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	0	0	0	589.00	SF	5.20	5.20	100	2017	2017	3	97	2,971	
2	0810	CONCRETE A	0	0	3	10	30.00	SF	6.50	6.50	100	2017	2017	3	97	189	

LAND DESCRIPTION			TOTAL OB/XF 3,160													
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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,378	127.9145	115.44	274,516	2017	2017	0	0	0	2.15	97.85

1 SINGLE FAM - 0% - 0

Heated Area: 2071

HX Base Yr

Floor plan diagram showing various rooms and their dimensions. The rooms are labeled with blue text: FSP 2017, BAS 2017, FST 2017, FGR 2017, and FOP 2017. Dimensions are provided for each room and the overall layout.

- FSP 2017: 18 x 8
- BAS 2017: 35 x 43
- FST 2017: 11 x 6
- FGR 2017: 15 x 23
- FOP 2017: 7 x 6

Other dimensions shown include 60, 12, 3, 9, 15, 20, 3, 7, 11, 6, 23, 3, 5, 8, 18, 35, 43, 20, 3, 7, 11, 6, 23, 3, 5

94056 WOODBRIER CR, FERNANDINA BEACH												05/17/2023 MLU			
												BUILDING NOTES			
												BUILDING DIMENSIONS			
												BAS=[YR=2017] W5 FSP=[YR=2017] N8 W18 S8 E18\$ W35 S60 E12			
												FOP=[YR=2017] S3 E8 FGR=[YR=2017] S3 E20 N23 W7 S2 W6			
												FST=[YR=2017] W5 S3 E5 N3\$ S3 W7 S15 \$ N6 W7 S3 W1\$ E1 N3 E7			
												N9 E2 N3 E11 N2 E7 N43\$.			