

LOT 9
IN OR 2152/1902
WOODBRIER PHASE 1 PBK 8/154

MERRITT JERITA A & JOHN P
94064 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2500-0009-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																				
Exterior Wall	31	HARDIE BRD 70								0100	01	1,883	131.2955	118.49	223,117	2017	2017	0	0	0	2.15	97.85	VALUATION BY																				
Exterior Wall	16	WD FR STUC 30								1 SINGLE FAM - 100% - 2018										Heated Area: 1617										HX Base Yr 2018													
Roof Structure	03	GABLE/HIP 100																		Tax Group: 4										Tax Dist:													
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										218,320													
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										3,179													
Interior Floor	11	CLAY TILE 50																		TOTAL LAND VALUE - MARKET										75,000													
Interior Floor	13	LVT/LAMNT 50																		TOTAL MARKET VALUE										296,499													
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										125,266													
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										171,233													
Bedrooms	3	100																		TOTAL EXEMPTION VALUE										HX HB VX 55,000													
Bathrooms	2	100																		BASE TAXABLE VALUE										116,233													
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										296,499													
Stories	1.	1. 100								NCON VALUE										0																							
Units	0	100								INCOME VALUE																																	
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										249,842																							
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	1,617	100	1,617	187,479																																							
FGR	385	55	212	24,580																																							
FOP	28	30	8	928																																							
FSP	96	40	38	4,406																																							
FST	15	55	8	928																																							
TOTALS																						2,141		1,883		218,320																	
EXTRA FEATURES																						94064 WOODBRIER CR, FERNANDINA BEACH																					
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	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	33.00	SF	6.50	6.50	100	2017	2017	3	97	208																											
LAND DESCRIPTION																						TOTAL OB/XF 3,179																					
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	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																																											