

TRACT A
(PARK)
WOODBRIER PHASE 1 PBK 8/154

WOODBRIER HOMEOWNERS ASSOC
2120 CORPORATE SQUARE BLVD #7
JACKSONVILLE, FL 32216

2023

40-2N-28-2500-000A-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
															VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100														
															PERMIT NUM DESCRIPTION AMT ISSUED														
															SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE														
															BUILDING NOTES														
															BUILDING DIMENSIONS														
TOTALS DOR CODE 0005 COMMON S/D LANDS MAP NUM MKT AREA 04 NEIGHBORHOOD/LOC 4035.00 AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE															WOODBRIER CR, FERNANDINA BEACH BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE														
EXTRA FEATURES 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																													
LAND DESCRIPTION L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV															TOTAL OB/XF 0														
1 000005 C COMMON S/D L 0 0.00 0.00 1.00 UT 1.00 1.00 1.00 100.00 100.00 100																													
REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/02/2023 BY SYS																													