



| 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 Floo            | 13 | LVT/LAMMT 60   |
| Interior Floo            | 14 | CARPET 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       |

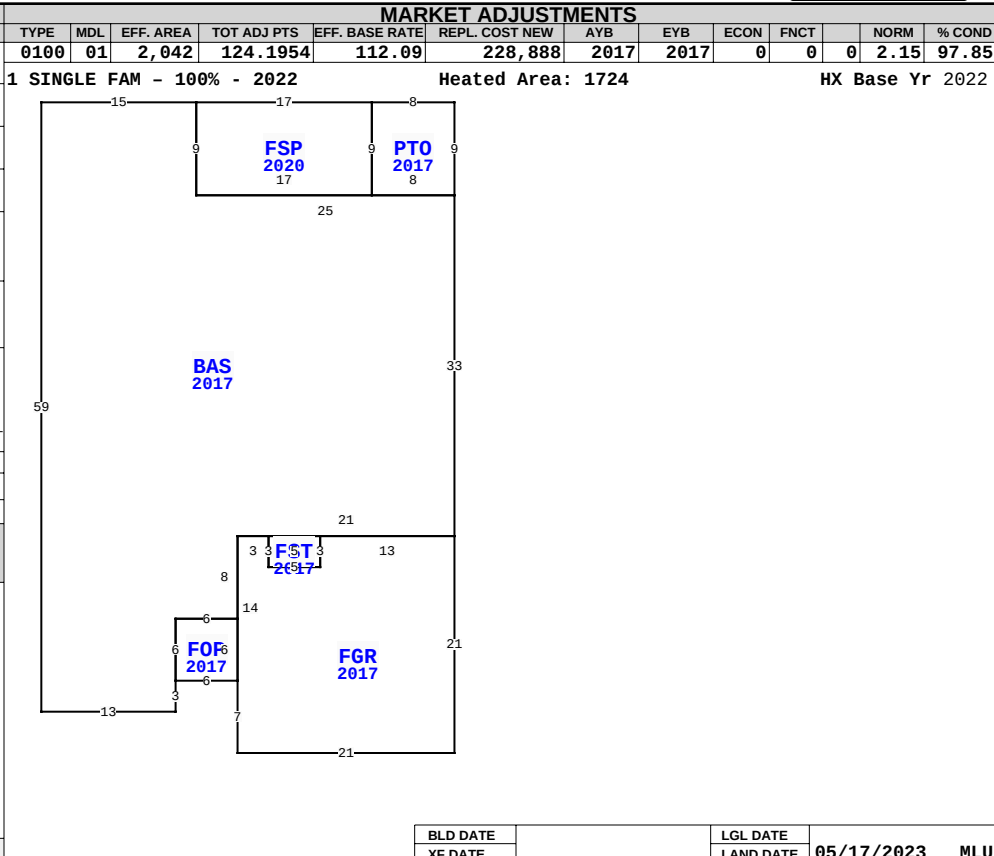
|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4035.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,724            | 100         | 1,724        | 189,088              |
| FGR       | 426              | 55          | 234          | 25,665               |
| FOP       | 36               | 30          | 11           | 1,206                |
| FSP       | 153              | 40          | 61           | 6,690                |
| FST       | 15               | 55          | 8            | 878                  |
| PTO       | 72               | 5           | 4            | 438                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,426 |  | 2,042 | 223,967 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |        |    |       |
|----------------|------------|-------------|-----|-----|----|---|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 15 | 3 | 45.00  | SF | 6.50  |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0 | 568.00 | SF | 6.50  |



|                                      |  |  |  |  |  |  |  |  |  |
|--------------------------------------|--|--|--|--|--|--|--|--|--|
| 94088 WOODBRIER CR, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |
| BLD DATE                             |  |  |  |  |  |  |  |  |  |
| XF DATE                              |  |  |  |  |  |  |  |  |  |
| INC DATE                             |  |  |  |  |  |  |  |  |  |
| LGL DATE                             |  |  |  |  |  |  |  |  |  |
| LAND DATE                            |  |  |  |  |  |  |  |  |  |
| AG DATE                              |  |  |  |  |  |  |  |  |  |
| 05/17/2023 MLU                       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           |             |   |
| VALUATION BY              | STANDARD  |             |   |
| Tax Group: 4              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 223,967     |   |
| TOTAL MARKET OB/XF VALUE  |           | 3,865       |   |
| TOTAL LAND VALUE - MARKET |           | 75,000      |   |
| TOTAL MARKET VALUE        |           | 302,832     |   |
| SOH/AGL Deduction         |           | 40,494      |   |
| ASSESSED VALUE            |           | 262,338     |   |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000      |   |
| BASE TAXABLE VALUE        |           | 212,338     |   |
| TOTAL JUST VALUE          |           | 302,832     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 254,697     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1708199   | CO ISSUED   | 0       | 01/04/2018 |
| B1708199   | NEW CONSTR  | 220,383 | 09/18/2017 |

| SALES DATA                     |           |           |     |     |            |
|--------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 2426/0825                      | 1/19/2021 | WD        | Q   | I   | 01         |
| GRANTOR: LEACH HAROLD J & DEBR |           |           |     |     | SALE PRICE |
| GRANTEE: RICHARDSON LEANNE E   |           |           |     |     |            |
| 2174/0548                      | 1/30/2018 | WD        | Q   | I   | 01         |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |     |     | 260,000    |
| GRANTEE: LEACH HAROLD J & DE   |           |           |     |     | 210,000    |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| PTO=[YR=2017] W8 FSP=[YR=2020] W17 BAS=[YR=2017] W15 S59 E13 N3 FOP=[YR=2017] E6 FGR=[YR=2017] S7 E21 N21 W13 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3 W3 S14\$ N6 W6 S6\$ N6 E6 N8 E21 N33 W25 N9\$ S9 E17 N9\$ S9 E8 N9\$. |  |  |  |  |  |  |  |  |  |

| 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        |
| TOTAL OB/XF 3,865 |          |          |                      |         |            |                |            |                             |             |
| UNIT TYPE         | D T      | DPH FACT | % COND               | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR        |
| LT                |          | 1.00     | 1.00                 | 1.00    | 75,000.00  | 75,000.00      | 75,000     |                             |             |