

LOT 15  
IN OR 2104/1713  
WOODBRIER PHASE 1 PBK 8/154

WARD CHARLES J & PHYLLIS R  
94112 WOODBRIER CIR  
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2500-0015-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 05  | AVERAGE 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                 | 4   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 2. 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       | 1,678            | 100         | 1,678        | 174,651              |
| FGR       | 460              | 55          | 253          | 26,333               |
| FOP       | 52               | 30          | 16           | 1,665                |
| FSP       | 128              | 40          | 51           | 5,308                |
| FUS       | 1,152            | 100         | 1,152        | 119,903              |
| PTO       | 56               | 5           | 3            | 312                  |
| STR       | 56               | 10          | 6            | 624                  |

TOTALS 3,582 3,159 328,799

EXTRA FEATURES

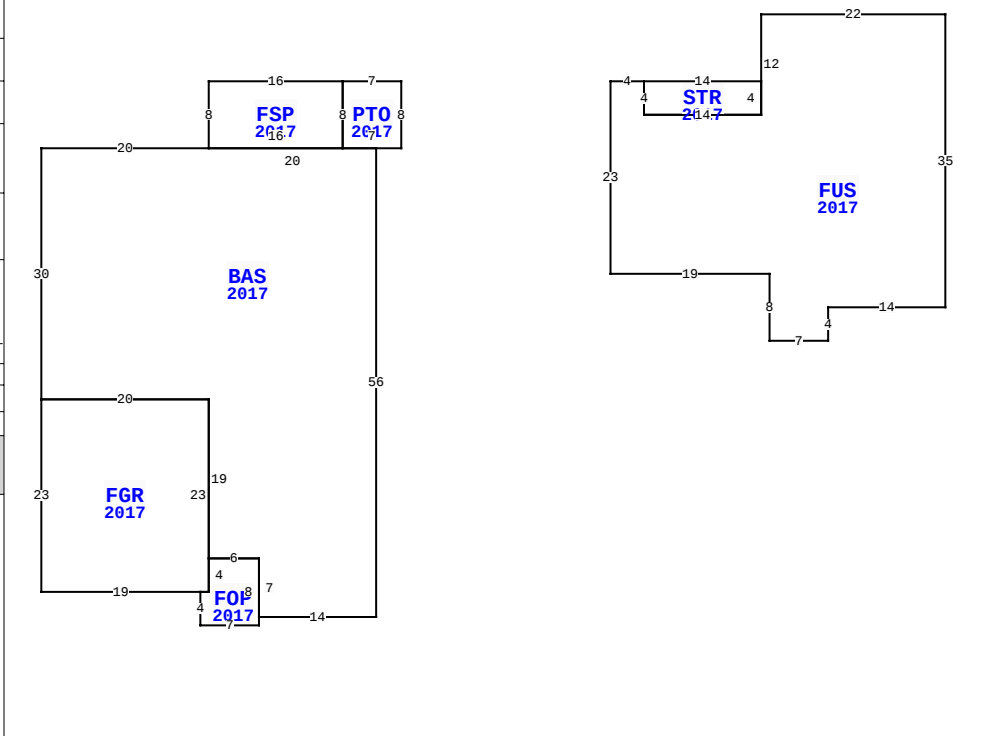
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|------|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0810       | CONCRETE A  | 0 100   | 10 3 | 30.00  | SF | 6.50  | 6.50           | 100       | 2017    | 2017        | 3 | 97     | 189             |       |
| 2   | 0810       | CONCRETE A  | 0 100   | 0 0  | 648.00 | SF | 6.50  | 6.50           | 100       | 2017    | 2017        | 3 | 97     | 4,086           |       |

LAND DESCRIPTION

| 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 02/21/2017 BY KW

| MARKET ADJUSTMENTS         |     |           |             |                |                   |      |      |      |                 |   |      |        |
|----------------------------|-----|-----------|-------------|----------------|-------------------|------|------|------|-----------------|---|------|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB  | EYB  | ECON | FNCT            |   | NORM | % COND |
| 0100                       | 01  | 3,159     | 117.8612    | 106.37         | 336,023           | 2017 | 2017 | 0    | 0               | 0 | 2.15 | 97.85  |
| 1 SINGLE FAM - 100% - 2018 |     |           |             |                | Heated Area: 2830 |      |      |      | HX Base Yr 2018 |   |      |        |



94112 WOODBRIER CIR, FERNANDINA BEACH

BLD DATE 05/17/2023 MLU

XF DATE

INC DATE

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 328,799  |
| TOTAL MARKET OB/XF VALUE  |           | 4,275    |
| TOTAL LAND VALUE - MARKET |           | 75,000   |
| TOTAL MARKET VALUE        |           | 408,074  |
| SOH/AGL Deduction         |           | 132,543  |
| ASSESSED VALUE            |           | 275,531  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 225,531  |
| TOTAL JUST VALUE          |           | 408,074  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 342,838  |