



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 Floor	11	CLAY TILE 50
Interior Floor	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

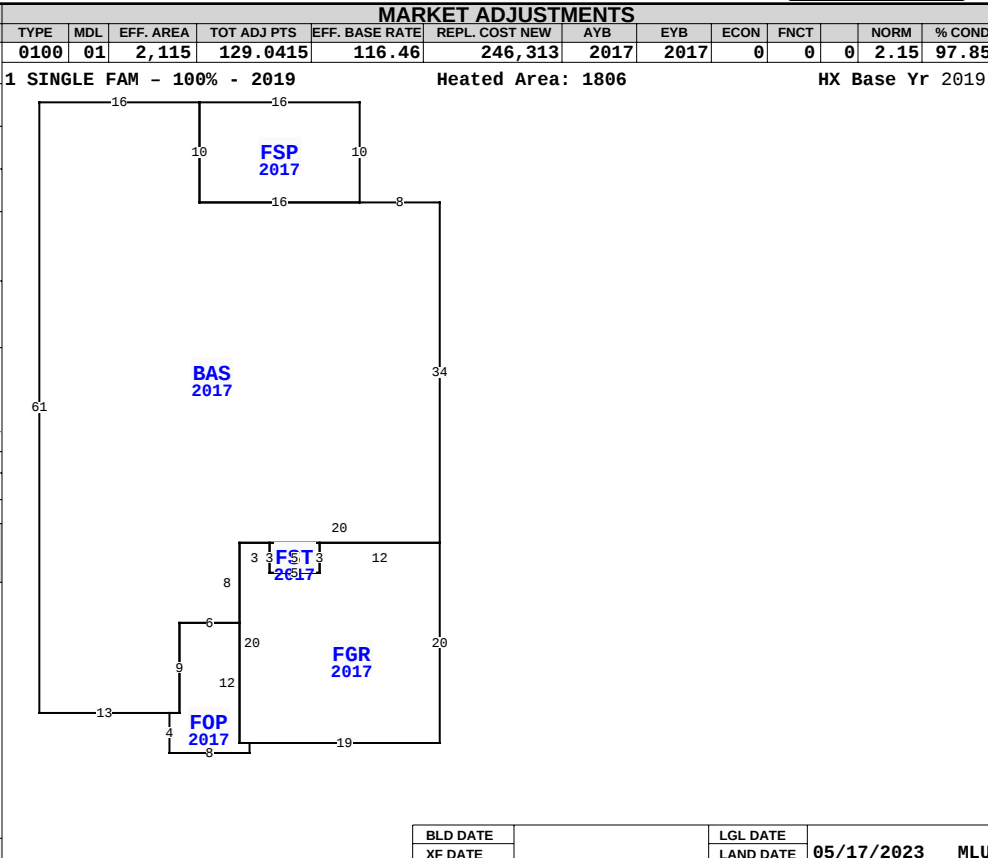
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,806	100	1,806	205,805
FGR	385	55	212	24,159
FOP	83	30	25	2,849
FSP	160	40	64	7,293
FST	15	55	8	912
TOTALS	2,449		2,115	241,017

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	707.00	SF	5.20	5.20	100	2017	2017	3	97	3,566	
2	0810	CONCRETE A	0 100	3	8	24.00	SF	6.50	6.50	100	2017	2017	3	97	151	

LAND DESCRIPTION			TOTAL OB/XF 3,717													
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00



94136 WOODBRIER CIR, FERNANDINA BEACH

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC 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		241,017	
TOTAL MARKET OB/XF VALUE		3,717	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		319,734	
SOH/AGL Deduction		105,229	
ASSESSED VALUE		214,505	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		164,505	
TOTAL JUST VALUE		319,734	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,167	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633509	CO ISSUED	0	03/30/2017
B1633509	NEW CONSTR	226,229	12/05/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2581/1477	7/28/2022	WD U	I	11	
GRANTOR: DEWBERRY VENUS & JOSE					
GRANTEE: GAMA LORINDA & KENN					
2111/1958	4/05/2017	WD Q	I	02	215,000
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: DEWBERRY VENUS & JO					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2017] W8 FSP=[YR=2017] N10 W16 S10 E16\$ W16 N10 W16 S61 E13 FOP=[YR=2017] S4 E8 N1 FGR=[YR=2017] E19 N20 W12 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3 W3 S20 E1\$ W1 N12 W6 S9 W1\$ E1 N9 E6 N8 E20 N34\$.															