

SCOTT ASHLEY M
94144 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

40-2N-28-2500-0019-0000

BUILDING CHARACTERISTICS

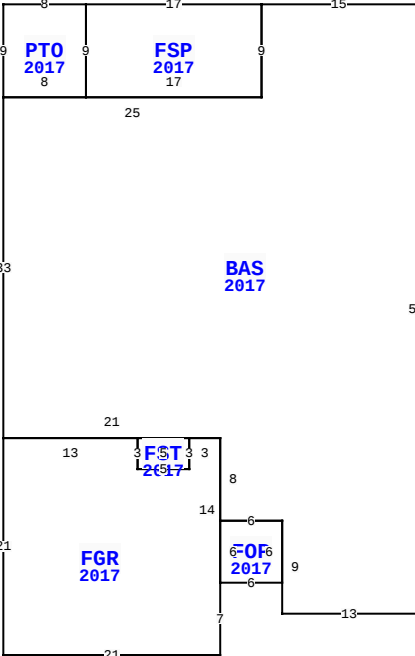
ELEMENT CD
Exterior Wall 31 HARDIE BRD 70
Exterior Wall 16 WD FR STUC 30
Roof Structur 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floo 11 CLAY TILE 60
Interior Floo 14 CARPET 40
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 3 100
Bathrooms 2 100

Frame Stories Units 02 WOOD FRAME 100
1. 1. 100
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	200,408
FGR	426	55	234	27,201
FOP	36	30	11	1,279
FSP	153	40	61	7,091
FST	15	55	8	930
PTO	72	5	4	465

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0100 01 2,042 131.6336 118.80 242,590 2017 2017 0 0 2.15 97.85
1 SINGLE FAM - 100% - 2018 Heated Area: 1724 HX Base Yr 2018


BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

05/17/2023 MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 237,374
TOTAL MARKET OB/XF VALUE 3,274
TOTAL LAND VALUE - MARKET 75,000
TOTAL MARKET VALUE 315,648
SOH/AGL Deduction 105,528
ASSESSED VALUE 210,120
TOTAL EXEMPTION VALUE HX HB 50,000
BASE TAXABLE VALUE 160,120
TOTAL JUST VALUE 315,648
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 265,862

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE
2133/1937 7/10/2017 WD Q I 02 210,200

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SCOTT ASHLEY M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FSP=[YR=2017] W17 PTO=[YR=2017] W8 S9 E8 N9\$ S9 E17 N9 \$ S9 W25 S33 FGR=[YR=2017] S21 E21 N7 FOP=[YR=2017] E6 N6 W6 S6\$ N14 W3 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3 W13\$ E21 S8 E6 S9 E13 N59\$.

LAND DESCRIPTION

TOTAL OB/XF 3,274

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
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 07/03/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS