LOT 21
WOODBRIER PHASE 1 PBK 8/154

HOWDEN KEVIN & TERESA L/E/
94160 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2500-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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		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

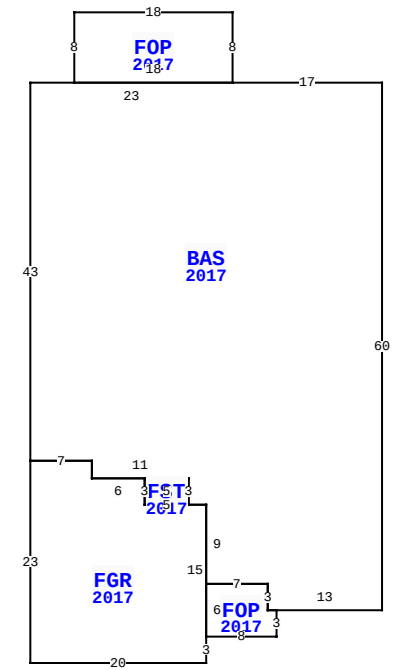
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100	2,071	234,294
FGR	413	55	227	25,681
FOP	45	30	14	1,584
FOP	144	30	43	4,865
FST	15	55	8	906
TOTALS	2,688		2,363	267,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,363	127.9145	115.44	272,785	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2071 HX Base Yr 2023



94160 WOODBRIER CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,329
TOTAL MARKET OB/XF VALUE		3,402
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		345,731
SOH/AGL Deduction		0
ASSESSED VALUE		345,731
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		295,731
TOTAL JUST VALUE		345,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706912	CO ISSUED	0	11/13/2017
B1706912	NEW CONSTR	259,508	08/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/1702	12/09/2022	QC	U	I	11	100
GRANTOR: HOWDEN KEVIN & TERESA						
GRANTEE: VENABLE KELLY BOMON						
2509/0467	10/25/2021	WD	Q	I	01	385,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: HOWDEN KEVIN & TERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FOP=[YR=2017] N8 W18 S8 E18$ W23 S43 FGR=[YR=2017] S23 E20 N3 FOP=[YR=2017] E8 N3 W1 N3 W7 S6$ N15 W2 FST=[YR=2017] N3 W5 S3 E5$ W5 N3 W6 N2 W7$ E7 S2 E11 S3 E2 S9 E7 S3 E13 N60$.

EXTRA FEATURES

LN	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	637.00	SF	5.20	5.20	100	2017	2017	3	97	3,213	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2017	2017	3	97	189	

LAND DESCRIPTION

TOTAL OB/XF 3,402

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 11/09/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS