



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 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	1,572	100	1,572	186,935
FGR	385	55	212	25,210
FOP	28	30	8	951
FOP	120	30	36	4,281
FST	15	55	8	951
TOTALS	2,120		1,836	218,328

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	573.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,836	133.9750	120.91	221,991	2018	2018	0	0	1.65	98.35
1 SINGLE FAM - 0% - 0 Heated Area: 1572 HX Base Yr											
94168 WOODBRIER CR, FERNANDINA BEACH											
BLD DATE: 05/17/2023 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										218,328	
TOTAL MARKET OB/XF VALUE										3,092	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										296,420	
SOH/AGL Deduction										21,644	
ASSESSED VALUE										274,776	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										274,776	
TOTAL JUST VALUE										296,420	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										249,796	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800783	CO ISSUED	0	04/04/2018
B1800783	NEW CONSTR	204,867	01/24/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2503/0686	9/27/2021	WD	Q	I	01	305,000	
GRANTOR: HUDECEK MICHAEL M ET							
GRANTEE: HEMPSTEAD DALLAS R							
2488/1477	8/16/2021	FJ	U	I	11	0	
GRANTOR: HUDECEK ROBERT JAMES							
GRANTEE: HUDECEK MICHAEL M E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W24 FOP=[YR=2018] N10 W12 S10 E12\$ W16 S31 FGR=[YR=2018] S20 E20 N2 FOP=[YR=2018] E7 N4 W7 S4\$ N18 W11 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E20 S14 E7 S4 E13 N49\$.											