LOT 23
WOODBRIER PHASE 1 PBK 8/154

THALHEIMER JAMES J & DEBORAH A
94176 WOODBRIER CR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2500-0023-0000

BUILDING CHARACTERISTICS

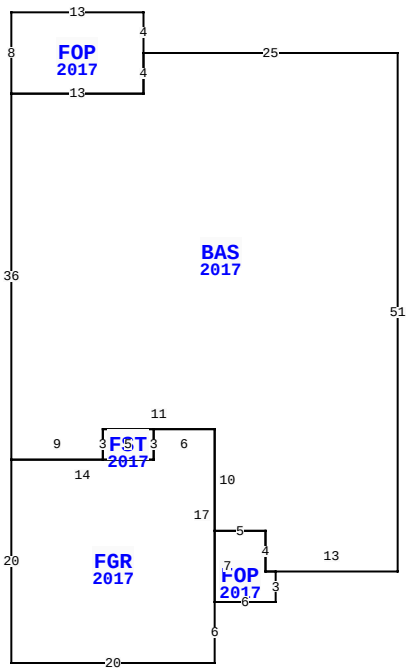
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,613	100	1,613	191,672
FGR	418	55	230	27,330
FOP	38	30	11	1,307
FOP	104	30	31	3,684
FST	15	55	8	951
TOTALS	2,188		1,893	224,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	134.5638	121.44	229,886	2017	2017	0	0	0	2.15	97.85

1 SINGLE FAM – 100% - 2023 Heated Area: 1613 HX Base Yr 2023



94176 WOODBRIER CR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,943
TOTAL MARKET OB/XF VALUE		3,217
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		303,160
SOH/AGL Deduction		0
ASSESSED VALUE		303,160
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		253,160
TOTAL JUST VALUE		303,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705105	CO ISSUED	0	09/06/2017
B1705105	NEW CONSTR	206,686	06/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2546/0686	3/10/2022	QC	U	I	11	395,000
GRANTOR: SCOTT BRIAN E &						
GRANTEE: THALHEIMER JAMES J						
2541/0654	2/22/2022	FJ	U	I	11	0
GRANTOR: HINES ROSALIND V EST						
GRANTEE: SCOTT BRIAN E & CHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 FOP=[YR=2017] N4 W13 S8 E13 N4$ S4 W13 S36 FGR=[YR=2017] S20 E20 N6 FOP=[YR=2017] E6 N3 W1 N4 W5 S7$ N17 W6 FST=[YR=2017] W5 S3 E5 N3 $ S3 W14$ E9 N3 E11 S10 E5 S4 E13 N51$.

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	589.00	SF	5.20	5.20	100	2017	2017	3	97	2,971	
2	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	2017	2017	3	97	246	

LAND DESCRIPTION

TOTAL OB/XF 3,217

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