



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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	15.	15. 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	1,678	100	1,678	197,530
FGR	440	55	242	28,487
FOP	94	30	28	3,296
FSP	104	40	42	4,944
FST	18	55	10	1,177
FUS	347	100	347	40,848
STR	28	10	3	354
TOTALS	2,709		2,350	276,635

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	39.00	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	2,350	132.4225	119.51	280,848	2018	2018	0	0	1.50	98.50
1 SINGLE FAM - 0% - 0											
Heated Area: 2025											
HX Base Yr											
94200 WOODBRIER CR, FERNANDINA BEACH											
BLD DATE: 05/17/2023 MLU											

TOTAL OB/XF											
3,168											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		276,635	
TOTAL MARKET OB/XF VALUE		3,168	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		354,803	
SOH/AGL Deduction		72,430	
ASSESSED VALUE		282,373	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		282,373	
TOTAL JUST VALUE		354,803	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		298,742	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1710531	CO ISSUED	0	03/02/2018
B1710531	NEW CONSTR	259,519	11/29/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2405/1940	11/04/2020	WD Q	I	I	01
GRANTOR: ADAMS JAMES D & LILLI					
GRANTEE: SCRUGGS FAMILY TRUS					
2183/1311	3/14/2018	WD Q	I	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: ADAMS JAMES D & LIL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2018] W13 S4 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S6 E14 FGR=[YR=2018] S7 E20 N22 W14 FST=[YR=2018] N3 W6 S3 E6\$ W6 S15\$ N8 W5 S2 W9\$ E9 N2 E5 N10 E6 S3 E14 N38 W13 N4\$ S4 E13 N8\$ PTR=E15 STR=[YR=2018] E7 FUS=[YR=2018] E5 S30 W13 N15 E1 N11 E7 N4\$ S4 W7 N4\$ W15\$.											