LOT 27
IN OR 2184/835
WOODBRIER PHASE 1 PBK 8/154

COCHRAN WILLA
94208 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2500-0027-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

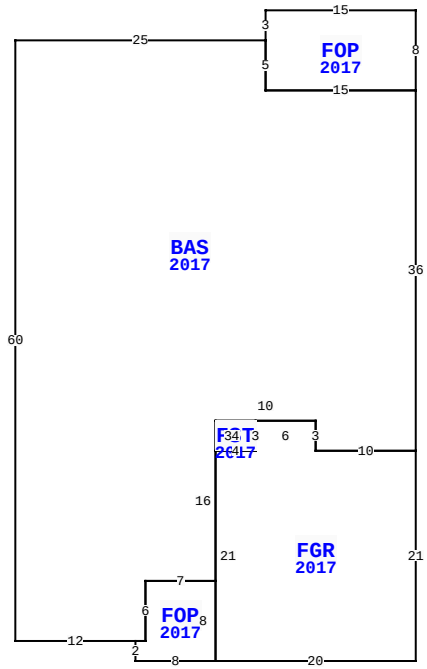
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	1,873	215,309
FGR	438	55	241	27,704
FOP	58	30	17	1,954
FOP	120	30	36	4,138
FST	12	55	7	804
TOTALS	2,501		2,174	249,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,174	130.1685	117.48	255,402	2017	2017	0	0	0	2.15	97.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1873 HX Base Yr 2018



94208 WOODBRIER CR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,911
TOTAL MARKET OB/XF VALUE		3,203
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		328,114
SOH/AGL Deduction		109,099
ASSESSED VALUE		219,015
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		119,015
TOTAL JUST VALUE		328,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702616	CO ISSUED	0	06/30/2017
B1702616	NEW CONSTR	237,823	03/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2204/0641	6/14/2018	PR	U	I	19	100
GRANTOR: COCHRAN WILLA & LARRY						
GRANTEE: COCHRAN WILLA						
2184/0835	3/14/2018	FJ	U	I	11	0
GRANTOR: COCHRAN GARY N EST						
GRANTEE: COCHRAN WILLA						

BUILDING NOTES

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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2017	2017	3	97	151	
2	0811	CONCRETE B	0	100	0	0	605.00	SF	5.20	5.20	100	2017	2017	3	97	3,052	

BUILDING DIMENSIONS

FOP=[YR=2017] W15 S3 BAS=[YR=2017] W25 S60 E12
FOP=[YR=2017] S2 E8 FGR=[YR=2017] E20 N21 W10 N3 W6
FST=[YR=2017] W4 S3 E4 N3$ S3 W4 S21$ N8 W7 S6 W1$ E1 N6 E7
N16 E10 S3 E10 N36 W15 N5$ S5 E15 N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,203

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 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