

LOT 30
IN OR 2120/112
WOODBRIER PHASE 1 PBK 8/154

RICHARDSON ANTHONY J & CHRISTINE A
94232 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2500-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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	233,936
FGR	413	55	227	25,642
FOP	45	30	14	1,581
FOP	144	30	43	4,857
FST	15	55	8	904
TOTALS	2,688		2,363	266,920

L N	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	590.00	SF	5.20	5.20	100	2017	2017	3	97	2,976	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2017	2017	3	97	189	
3	0861	POOL GUNIT	0	100	0	0	264.00	SF	85.00	85.00	100	2017	2017	3	87	19,523	
4	0911	SCRN RM A	0	100	0	0	931.00	SF	17.50	17.50	100	2017	2017	3	82	13,360	
5	0855	CONC PAVER	0	100	0	0	667.00	SF	7.00	7.00	100	2017	2017	3	97	4,529	
6	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2017	2017	3	94	4,151	
7	0475	VF 4 SBPL	0	100	0	0	28.00	LF	14.00	14.00	100	2017	2017	3	94	368	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564	
9	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	100	2017	2017	3	87	2,088	

LAND DESCRIPTION			TOTAL OB/XF 47,748														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

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	2.15	97.85

1 SINGLE FAM - 100% - 2018

Heated Area: 2071

HX Base Yr 2018

Diagram illustrating the layout and dimensions of the building structure, including the main building (BAS 2017) and several smaller additions (FOP 2017, FST 2017, FGR 2017).

94232 WOODBRIER CR, FERNANDINA BEACH												BLD DATE				LGL DATE			
												XF DATE				LAND DATE			
												INC DATE				AG DATE			

TOTAL OB/XF 47,748												OTHER ADJUSTMENTS AND NOTES					YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000					