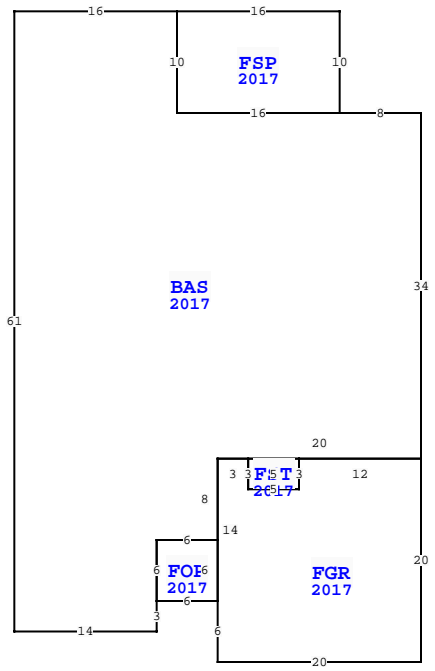


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,101	127.5764	115.14	241,909	2017	2017	0	0	2.15	97.85

1 SINGLE FAM - 100% - 2019 Heated Area: 1806 HX Base Yr 2019



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	1,806	100	1,806	203,472
FGR	385	55	212	23,885
FOP	36	30	11	1,240
FSP	160	40	64	7,211
FST	15	55	8	901
TOTALS	2,402		2,101	236,708

94272 WOODBRIER CR, FERNANDINA BEACH

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

EXTRA FEATURES																
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	589.00	SF	5.20	5.20	100	2017	2017	3	97	2,971	
2	0810	CONCRETE A	0	100	0	42.00	SF	6.50	6.50	100	2017	2017	3	97	265	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				236,708
TOTAL MARKET OB/XF VALUE				3,236
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				314,944
SOH/AGL Deduction				103,725
ASSESSED VALUE				211,219
TOTAL EXEMPTION VALUE	HX HB WR			55,000
BASE TAXABLE VALUE				156,219
TOTAL JUST VALUE				314,944
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				265,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704684	CO ISSUED	0	09/05/2017
B1704684	NEW CONSTR	227,592	05/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2152/1079	10/04/2017	WD Q	Q	I	02	224,700

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: PASCH WILLIAM HENRY

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017] W8 FSP=[YR=2017] N10 W16 S10 E16\$ W16 N10 W16 S61 E14 N3 FOP=[YR=2017] E6 FGR=[YR=2017] S6 E20 N20 W12 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3 W3 S14\$ N6 W6 S6\$ N6 E6 N8 E20 N34\$.											

LAND DESCRIPTION												TOTAL OB/XF												3,236				
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	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											