LOT 38
IN OR 2090/1558
WOODBRIER PHASE 1 PBK 8/154

JOHNSTON JERRY M & ANN T
94296 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

**2023**

**40-2N-28-2500-0038-0000**

## BUILDING CHARACTERISTICS

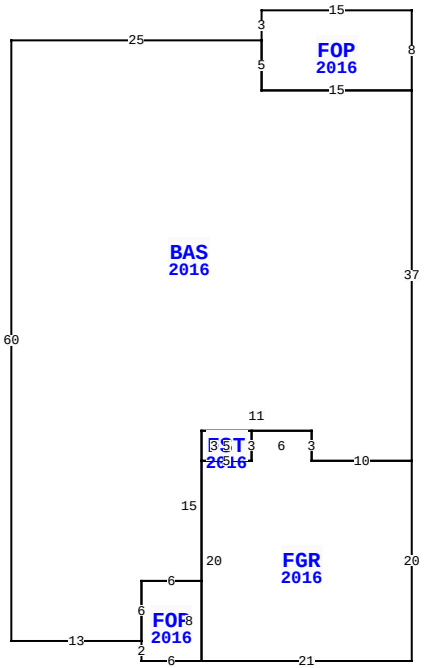
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 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 | 1,878 | 100 | 1,878 | 212,916 |
| FGR | 438 | 55 | 241 | 27,323 |
| FOP | 48 | 30 | 14 | 1,587 |
| FOP | 120 | 30 | 36 | 4,082 |
| FST | 15 | 55 | 8 | 907 |
| TOTALS | 2,499 | | 2,177 | 246,814 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,177 | 129.0415 | 116.46 | 253,533 | 2016 | 2016 | 0 | 0 | 0 | 2.65 | 97.35 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1878 HX Base Yr




94296 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 | | 246,814 |
| TOTAL MARKET OB/XF VALUE | | 4,136 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 325,950 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 325,950 |
| TOTAL EXEMPTION VALUE | 13 | 325,950 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 325,950 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 273,984 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632186 | NEW CONSTR | 0 | 04/27/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2090/1558 | 12/21/2016 | WD | Q | I | 01 | 245,000 |

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: JOHNSTON JERRY M &

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2016] W15 S3 BAS=[YR=2016] W25 S60 E13
FOP=[YR=2016] S2 E6 FGR=[YR=2016] E21 N20 W10 N3 W6
FST=[YR=2016] W5 S3 E5 N3$ S3 W5 S20$ N8 W6 S6$ N6 E6 N15
E11 S3 E10 N37 W15 N5$ S5 E15 N8$.

## 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 | 0 | 0 | 656.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 4,136 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,136

| 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 | 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 | | | | | | | |

REVIEW DATE 09/13/2016 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS