LOT 48
WOODBRIER PHASE 1 PBK 8/154

CHASCO-LANGSHWAGER SUSAN LIVING TRUST/CHASCO SUSAN
94075 WOODBRIER COURT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2500-0048-0000

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		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

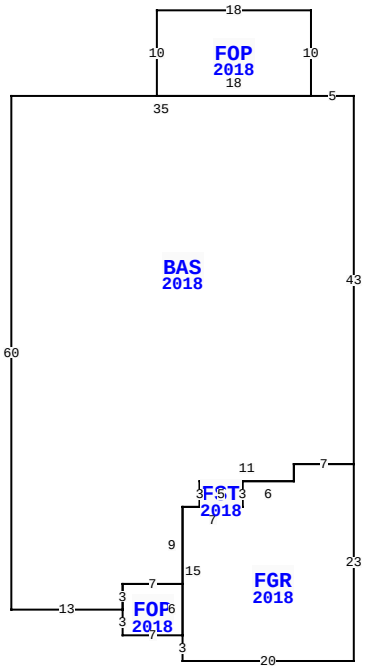
MAP NUM | MKT AREA: 04
NEIGHBORHOOD/LOC: 4035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100	2,071	235,490
FGR	413	55	227	25,812
FOP	42	30	13	1,478
FOP	180	30	54	6,140
FST	15	55	8	910
TOTALS	2,721		2,373	269,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,373	127.9145	115.44	273,939	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2071 HX Base Yr 2019



94075 WOODBRIER CR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,830
TOTAL MARKET OB/XF VALUE		3,193
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		348,023
SOH/AGL Deduction		220,690
ASSESSED VALUE		127,333
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		27,333
TOTAL JUST VALUE		348,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1710185	CO ISSUED	0	03/01/2018
B1710185	NEW CONSTR	265,489	11/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0061	11/09/2022	QC	U	I	11	100
GRANTOR: CHASCO SUSAN ANN						
GRANTEE: CHASCO-LANGSCHWAGER						
2245/1118	12/21/2018	WD	Q	I	01	250,300
GRANTOR: GILVEY BRIAN P						
GRANTEE: CHASCO SUSAN ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W5 FOP=[YR=2018] N10 W18 S10 E18$ W35 S60 E13
FOP=[YR=2018] S3 E7 FGR=[YR=2018] S3 E20 N23 W7 S2 W6
FST=[YR=2018] W5 S3 E5 N3$ S3 W7 S15 $ N6 W7 S3$ N3 E7 N9 E2
N3 E11 N2 E7 N43$.

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	0811	CONCRETE B	0	100	0	0	589.00	SF	5.20	5.20	100	2018	2018	3	98	3,002	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	98	191	

LAND DESCRIPTION

TOTAL OB/XF 3,193

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 04/30/2018 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS