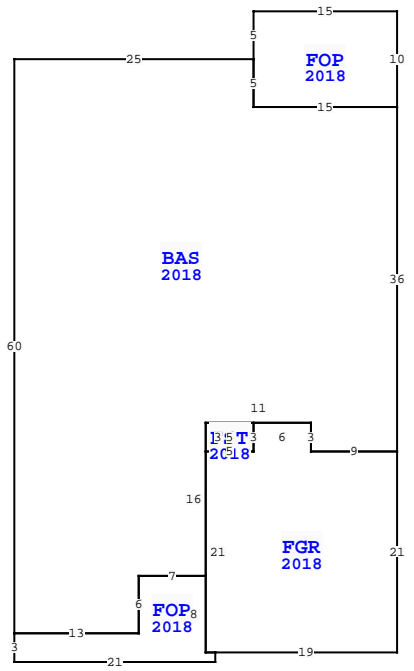


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating 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
BAS	1,870	100	1,870
FGR	438	55	241
FOP	103	30	31
FOP	150	30	45
FST	15	55	8
TOTALS	2,576		2,195

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,195	129.0415	116.46	255,630	2018	2018	0	0	0	1.65
1 SINGLE FAM - 100% - 2019 Heated Area: 1870 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			251,412
TOTAL MARKET OB/XF VALUE			6,086
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			332,498
SOH/AGL Deduction			110,099
ASSESSED VALUE			222,399
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			172,399
TOTAL JUST VALUE			332,498
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803365	CO ISSUED	0	06/13/2018
B1803365	NEW CONSTR	249,571	04/03/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/1608	9/26/2018	LE U		I	11	100
GRANTOR: PANENSKY SANDY & AMY						
GRANTEE: PANENSKY SANDY & AM						
2222/1186	9/06/2018	LE U		I	11	0
GRANTOR: PANENSKY AMY & SANDY						
GRANTEE: PANENSKY SANDY & AM						

EXTRA FEATURES															94149 WOODBRIER CR, FERNANDINA BEACH		BLD DATE		LGL DATE	
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	LAND DATE	AG DATE	
1	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2018	2018	3	98	3,058		05/17/2023	MLU	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	98	153				
3	0476	VF 6 SBPL	0	100	0	0	71.00	LF	32.00	32.00	100	2018	2018	3	95	2,158				
4	0462	ST/AL FNC	0	100	0	0	48.00	SF	10.00	10.00	100	2018	2018	3	90	432				
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285				
TOTAL OB/XF 6,086																				

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2018] W15 S5 BAS=[YR=2018] W25 S60 FOP=[YR=2018] S3 E21 N1 FGR=[YR=2018] E19 N21 W9 N3 W6 FST=[YR=2018] W5 S3 E5 N3 S3 W5 S21 E1 S W1 N8 W7 S6 W13 S E13 N6 E7 N16 E11 S3 E9 N36 W15 N5 S5 E15 N10 S.									

LAND DESCRIPTION										TOTAL OB/XF 6,086														
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	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							