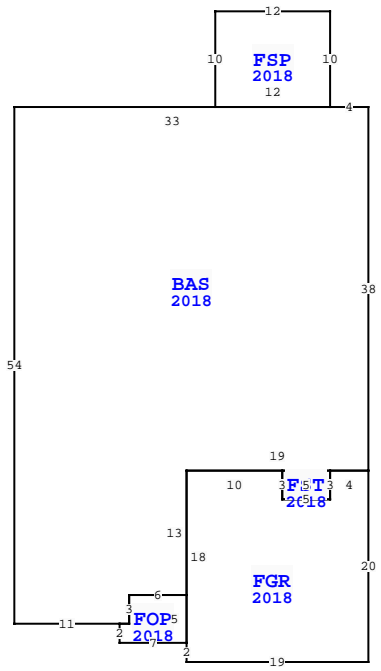




BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	31 HARDIE BRD 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 50			
Interior Floor	14 CARPET 50			
Air Condition	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	1,676	100	1,676	193,647
FGR	365	55	201	23,223
FOP	32	30	10	1,156
FSP	120	40	48	5,546
FST	15	55	8	924
TOTALS	2,208		1,943	224,498

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2020		228,264	2018	2018	0	0	1.65	98.35
Heated Area: 1676						HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			224,498
TOTAL MARKET OB/XF VALUE			3,153
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			302,651
SOH/AGL Deduction			93,438
ASSESSED VALUE			209,213
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			159,213
TOTAL JUST VALUE			302,651
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711217	CO ISSUED	0	03/16/2018
B1711217	NEW CONSTR	217,329	12/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/1222	9/10/2019	QC	U	I	11	100
GRANTOR: LEGG LINDA K						
GRANTEE: LEE MONTANA DANIELL						
2300/0097	8/23/2019	WD	Q	I	01	243,000
GRANTOR: YORRO ROBERT G & ROSA						
GRANTEE: LEGG LINDA K						

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	2018	2018	3	98	3,002	
2	0810	CONCRETE A	0	100	0	24.00	SF	6.50	6.50	100	2017	2017	3	97	151	

BUILDING NOTES	
94157 WOODBRIER CR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2018] W4 FSP=[YR=2018] N10 W12 S10 E12\$ W33 S54 E11 FOP=[YR=2018] S2 E7 FGR=[YR=2018] S2 E19 N20 W4 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W10 S18\$ N5 W6 S3 W1\$ E1 N3 E6 N13 E19 N38\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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							