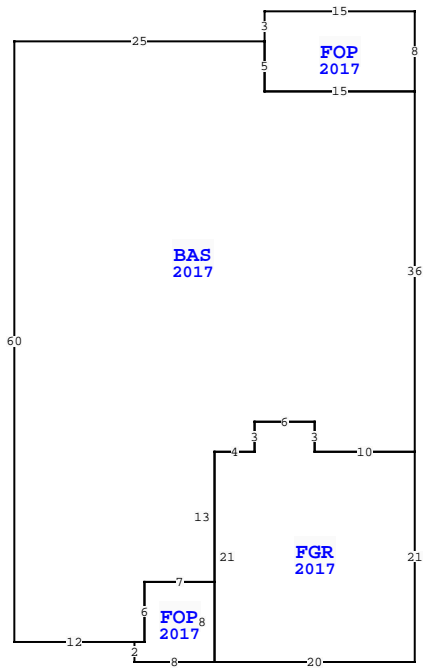




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	31 HARDIE BRD 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 50			
Interior Floor	14 CARPET 50			
Air Condition	03 CENTRAL 100			
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	SUBAREA MARKET VALUE
BAS	1,885	100	1,885	214,807
FGR	438	55	241	27,464
FOP	58	30	17	1,937
FOP	120	30	36	4,103
TOTALS	2,501		2,179	248,310

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,179	129.0415	116.46	253,766	2017	2017	0	0	2.15	97.85
1 SINGLE FAM - 100% - 2021 Heated Area: 1885 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			248,310
TOTAL MARKET OB/XF VALUE			7,058
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			330,368
SOH/AGL Deduction			101,402
ASSESSED VALUE			228,966
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			178,966
TOTAL JUST VALUE			330,368
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705239	CO ISSUED	0	09/21/2017
B1705239	NEW CONSTR	237,801	06/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/0475	6/29/2020	WD Q	Q	I	01	260,000
GRANTOR: SMITH COLIN K & JESSI						
GRANTEE: MILLER MICHAEL						
2153/1963	10/25/2017	WD Q	Q	V	01	223,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SMITH COLIN K						

EXTRA FEATURES															94165 WOODBRIER CR, FERNANDINA BEACH		BLD DATE	LGL DATE	MLU
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	XF DATE	AG DATE	
1	0811	CONCRETE B	0 100	0	0	605.00	SF	5.20	5.20	100	2017	2017	3	97	3,052				
2	0810	CONCRETE A	0 100	0	0	21.00	SF	6.50	6.50	100	2017	2017	3	97	132				
3	0476	VF 6 SBPL	0 100	0	0	50.00	LF	32.00	32.00	100	2017	2017	3	94	1,504				
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282				
5	0462	ST/AL FNC	0 100	0	0	240.00	SF	10.00	10.00	100	2017	2017	3	87	2,088				
TOTAL OB/XF															7,058				

BUILDING NOTES									

**BUILDING DIMENSIONS**  
 FOP=[YR=2017] W15 S3 BAS=[YR=2017] W25 S60 E12 FOP=[YR=2017] S2 E8 FGR=[YR=2017] E20 N21 W10 N3 W6 S3 W4 S21\$ N8 W7 S6 W1\$ E1 N6 E7 N13 E4 N3 E6 S3 E10 N36 W15 N5\$ S5 E15 N8\$.

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							