

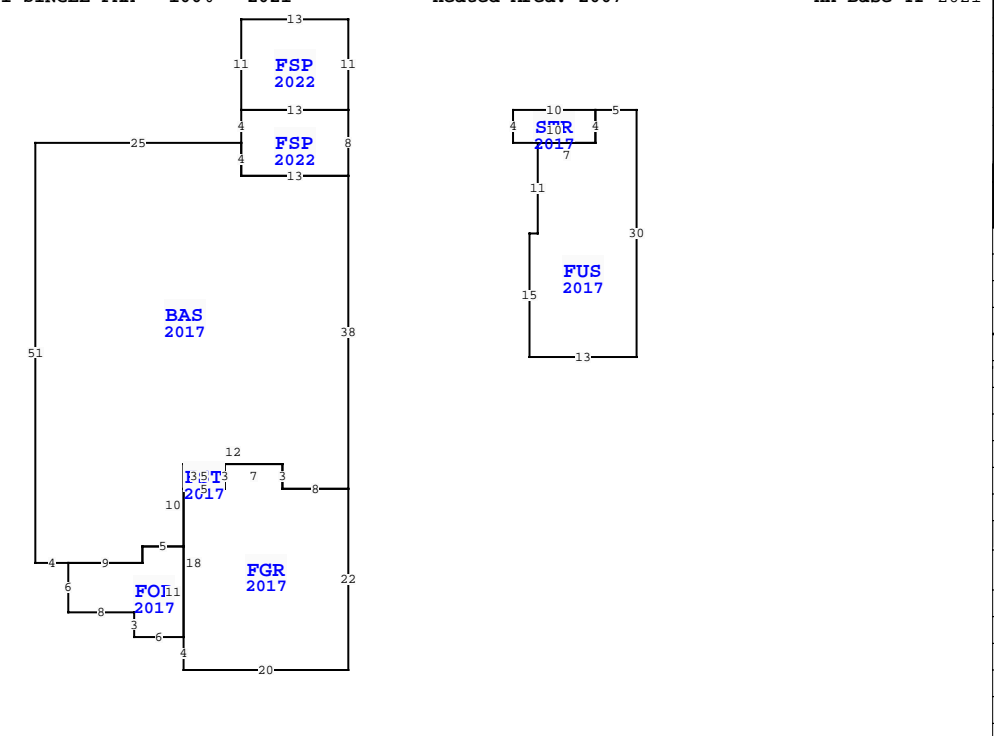


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,406	132.4225	119.51	287,541	2017	2017	0	0	0	2.15 97.85

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,359
TOTAL MARKET OB/XF VALUE		7,965
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		364,324
SOH/AGL Deduction		105,300
ASSESSED VALUE		259,024
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		209,024
TOTAL JUST VALUE		364,324
NCON VALUE		13,632
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,205



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	1,660	100	1,660	194,122
FGR	461	55	254	29,703
FOP	112	30	34	3,976
FSP	104	40	42	4,911
FSP	143	40	57	6,666
FST	15	55	8	935
FUS	347	100	347	40,578
STR	40	10	4	468
TOTALS	2,882		2,406	281,359

94173 WOODBRIER CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/17/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015952	ADDITION	4,191	11/17/2021
AP164289	CO ISSUED	0	01/31/2017
B1633305	NEW CONSTR	252,313	10/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/0253	8/07/2020	WD Q	Q	I	01	290,000
GRANTOR: HOBART JEREMIAH M & E						
GRANTEE: ORR RANDALL M & JER						
2117/1481	4/17/2017	WD Q	Q	I	01	245,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HOBART JEREMIAH M &						

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	0810	CONCRETE A	0 100	11	3	33.00	SF	6.50	6.50	100	2017	2017	3	97	208	
2	0810	CONCRETE A	0 100	0	0	588.00	SF	6.50	6.50	100	2017	2017	3	97	3,707	
3	0476	VF 6 SBPL	0 100	0	0	56.00	LF	32.00	32.00	100	2020	2020	3	98	1,756	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	
5	0462	ST/AL FNC	0 100	50	0	200.00	SF	10.00	10.00	100	2022	2022	3	100	2,000	
TOTAL OB/XF 7,965																

BUILDING NOTES	
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BUILDING DIMENSIONS	
FSP=[YR=2022]	N11 W13 S11 E13\$ FSP=[YR=2022] W13 S4
BAS=[YR=2017]	W25 S51 E4 FOP=[YR=2017] S6 E8 S3 E6
FGR=[YR=2017]	S4 E20 N22 W8 N3 W7 FST=[YR=2017] W5 S3 E5
N3\$ S3 W5 S18\$ N11 W5 S2 W9\$ E9 N2 E5 N10 E12S3 E8 N38 W13	
N4\$ S4 E13 N8\$ PTR= E20 STR=[YR=2017] E10 FUS=[YR=2017] E5	
S30 W13 N15 E1 N11 E7 N4\$ S4 W10 N4\$ W20\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,965																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							