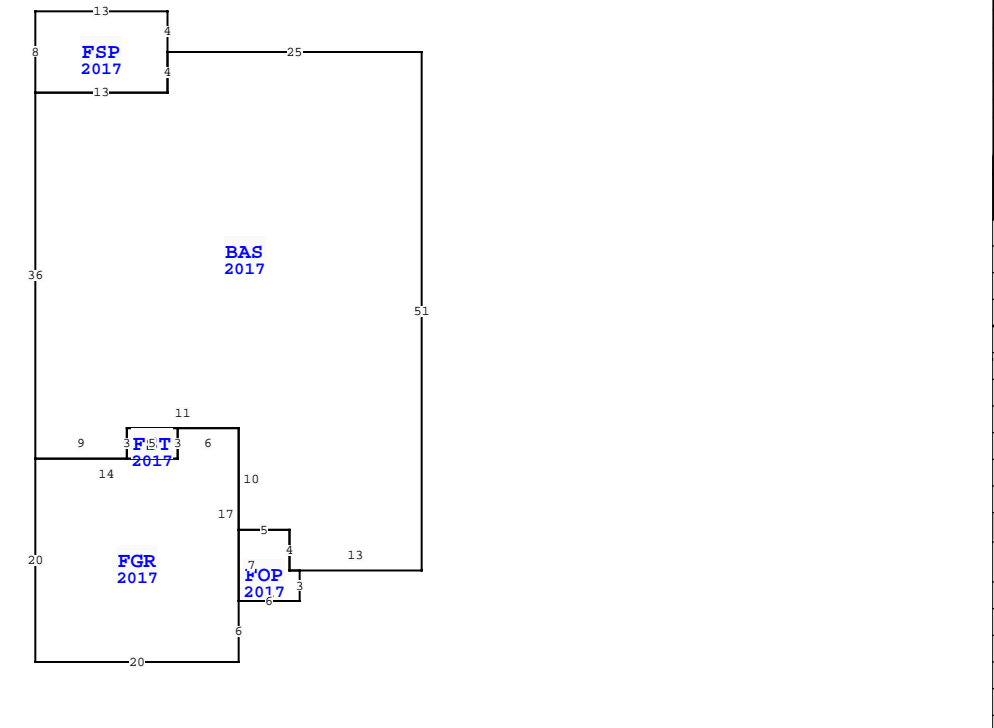


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,904	130.1685	117.48	223,682	2017	2017	0	0	2.15	97.85



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
BAS	1,613	100
FGR	418	55
FOP	38	30
FSP	104	40
FST	15	55
TOTALS	2,188	1,904

94197 WOODBRIER CR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/17/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	589.00	SF	5.20	5.20	100	2017
2	0810	CONCRETE A	0	100	0	39.00	SF	6.50	6.50	100	2017

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2017	3	97	2,971	
2017	3	97	246	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		218,873	
TOTAL MARKET OB/XF VALUE		3,217	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		297,090	
SOH/AGL Deduction		98,348	
ASSESSED VALUE		198,742	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		148,742	
TOTAL JUST VALUE		297,090	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,314	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705759	NEW CONSTR	206,686	06/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/1144	10/27/2017	WD Q	Q	I	02	215,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: FOURNIER CHRISTINE

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W25 FSP=[YR=2017] N4 W13 S8 E13 N4\$ S4 W13 S36 FGR=[YR=2017] S20 E20 N6 FOP=[YR=2017] E6 N3 W1 N4 W5 S7\$ N17 W6 FST=[YR=2017] W5 S3 E5 N3 \$ S3 W14\$ E9 N3 E11 S10 E5 S4 E13 N51\$.											

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							