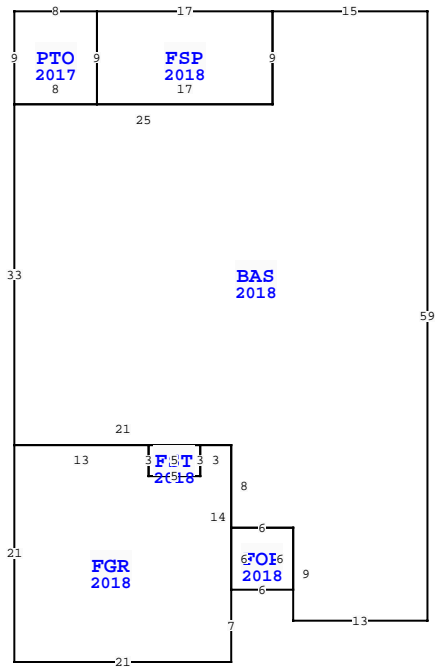


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	10.	10.	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	2,042	130.1685	117.48	239,894	2018	2018	0	0	1.65	98.35

1 SINGLE FAM - 100% - 2019 Heated Area: 1724 HX Base Yr 2019



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	1,724	100	1,724	199,194
FGR	426	55	234	27,036
FOP	36	30	11	1,271
FSP	153	40	61	7,048
FST	15	55	8	924
PTO	72	5	4	462
TOTALS	2,426		2,042	235,936

94227 WOODBRIER CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023
INC DATE		AG DATE	MLU

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	584.00	SF	5.20	5.20	100	2018	2018	3	98	2,976	
2	0810	CONCRETE A	0	100	0	45.00	SF	6.50	6.50	100	2018	2018	3	98	287	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE				235,936
TOTAL MARKET OB/XF VALUE				3,263
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				314,199
SOH/AGL Deduction				104,364
ASSESSED VALUE				209,835
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				159,835
TOTAL JUST VALUE				314,199
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				264,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802209	CO ISSUED	0	05/21/2018
B1802209	NEW CONSTR	224,838	03/02/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2202/1658	6/08/2018	WD Q	Q	I	02	220,800

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: MOTOLA ALFRED P & K

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS=[YR=2018] W15 FSP=[YR=2018] W17 PTO=[YR=2017] W8 S9 E8  
N9\$ S9 E17 N9 \$ S9 W25 S33 FGR=[YR=2018] S21 E21 N7  
FOP=[YR=2018] E6 N6 W6 S6\$ N14 W3 FST=[YR=2018] W5 S3 E5 N3\$  
S3 W5 N3 W13\$ E21 S8 E6 S9 E13 N59\$ .

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				0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000										