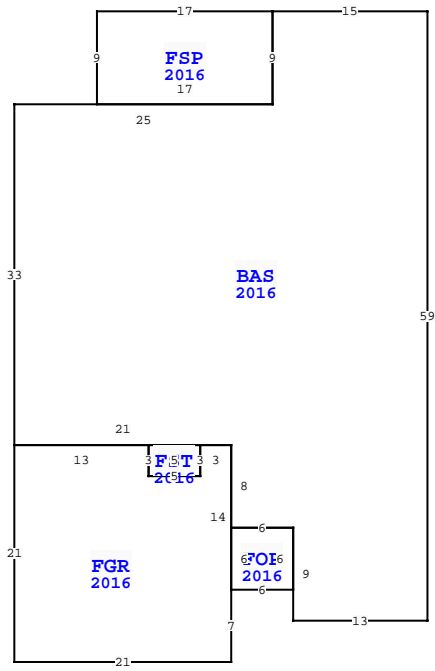




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31		HARDIE BRD	100
Roof Structur	03		GABLE/HIP	100
Roof Cover	03		COMP SHNGL	100
Interior Wall	05		DRYWALL	100
Interior Floo	14		CARPET	70
Interior Floo	11		CLAY TILE	30
Air Condition	03		CENTRAL	100
Heating Type	04		AIR DUCTED	100
Bedrooms			3	100
Bathrooms			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	1,724	100	1,724	193,018
FGR	426	55	234	26,198
FOP	36	30	11	1,231
FSP	153	40	61	6,830
FST	15	55	8	896
TOTALS	2,354		2,038	228,173

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2023 Heated Area: 1724 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			228,173
TOTAL MARKET OB/XF VALUE			3,814
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			306,987
SOH/AGL Deduction			0
ASSESSED VALUE			306,987
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			256,987
TOTAL JUST VALUE			306,987
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632187	NEW CONSTR	0	04/27/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0287	8/28/2020	WD	Q	I	01	248,900
GRANTOR: JOHNSON WILBUR L						
GRANTEE: LUKANUS COLEMAN J						
2090/0533	12/19/2016	WD	Q	I	01	214,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JOHNSON WILBUR L						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2023	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
1	0810	CONCRETE A	0	100	10	3			6.50	100	2016	2016	3	97	189	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2016	2016	3	97	3,625	
TOTAL OB/XF 3,814																

BUILDING NOTES	
94259 WOODBRIER CIR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2016] W15 FSP=[YR=2016] W17 S9 E17 N9 S9 W25 S33 FGR=[YR=2016] S21 E21 N7 FOP=[YR=2016] E6 N6 W6 S6 S N14 W3 FST=[YR=2016] W5 S3 E5 N3 S3 W5 N3 W13 S E21 S8 E6 S9 E13 N59 S.	

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							