

LOT 4  
IN OR 2230/576  
WOODBRIER PHASE 2 PBK 8/287

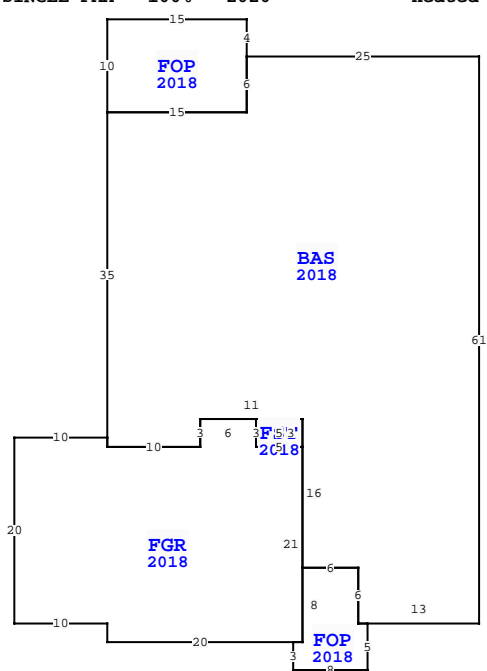
KURTI KHULIANA I  
92022 WOODLAWN DR  
FERNANDINA BEACH, FL 32034

**2023**

40-2N-28-2501-0004-0000  
[Barcode]

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 60	
Interior Floor	14	CARPET 40	
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	4035.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,882	100	218,005
FGR	659	55	41,933
FOP	74	30	2,548
FOP	150	30	5,213
FST	15	55	926
TOTALS	2,780		268,625

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1													
SINGLE FAM - 100% - 2020				Heated Area: 1882				HX Base Yr 2020					



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			268,625	
TOTAL MARKET OB/XF VALUE			3,991	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			347,616	
SOH/AGL Deduction			105,191	
ASSESSED VALUE			242,425	
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE			192,425	
TOTAL JUST VALUE			347,616	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			292,789	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804485	CO ISSUED	0	08/08/2018
B1804485	NEW CONSTR	258,605	05/03/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/0576	10/10/2018	WD Q	Q	I	02	248,900

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: KURTI KHULIANA I

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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2018	2018	3	98	3,991	

BUILDING NOTES			

**BUILDING DIMENSIONS**  
BAS=[YR=2018] W25 FOP=[YR=2018] N4 W15 S10 E15 N6\$ S6 W15 S35  
FGR=[YR=2018] W10 S20 E10 S2 E20 FOP=[YR=2018] S3 E8 N5 W1 N6  
W6 S8 W1\$ E1 N21 FST=[YR=2018] N3 W5 S3 E5\$ W5 N3 W6 S3 W10  
N1\$S1 E10 N3 E11 S16 E6 S6 E13 N61\$.

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	CONSVR		
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									