LOT 5
WOODBRIER PHASE 2 PBK 8/287

OBRIEN DENISE A
92020 WOODLAWN DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2501-0005-0000

BUILDING CHARACTERISTICS

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	11	CLAY TILE 60
Interior Floo	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

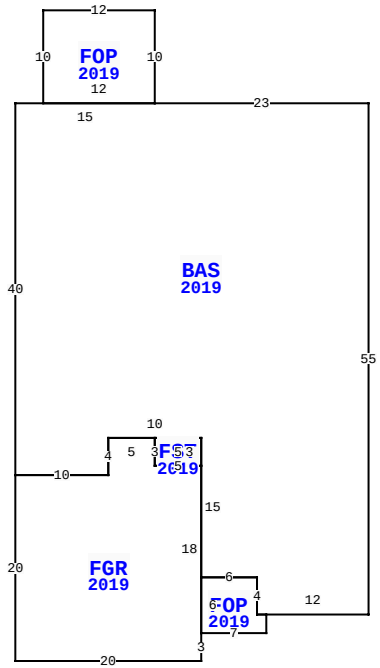
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4035.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,726	100	1,726	202,999
FGR	425	55	234	27,521
FOP	38	30	11	1,294
FOP	120	30	36	4,234
FST	15	55	8	941
TOTALS	2,324		2,015	236,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,015	131.6336	118.80	239,382	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1726 HX Base Yr 2022



92020 WOODLAWN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,988
TOTAL MARKET OB/XF VALUE		3,308
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		315,296
SOH/AGL Deduction		41,797
ASSESSED VALUE		273,499
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,499
TOTAL JUST VALUE		315,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907548	CO ISSUED	0	10/21/2019
B1907548	NEW CONSTR	237,123	07/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/0762	12/20/2021	WD	Q	I	01	360,000
GRANTOR: LIBERATORE JOSEPH & D						
GRANTEE: OBRIEN DENISE A						
2327/0487	12/20/2019	WD	Q	I	02	243,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LIBERATORE JOSEPH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 FOP=[YR=2019] N10 W12 S10 E12$ W15 S40
FGR=[YR=2019] S20 E20 N3 FOP=[YR=2019] E7 N2 W1 N4 W6 S6$
N18 FST=[YR=2019] N3 W5 S3 E5$ W5 N3 W5 S4 W10$ E10 N4 E10
S15 E6 S4 E12 N55$.

EXTRA FEATURES

LN	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	30.00	SF	6.50	6.50	100	2019	2019	3	99	193	
2	0811	CONCRETE B	0	100	0	0	605.00	SF	5.20	5.20	100	2019	2019	3	99	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,308

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 12/11/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS