

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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

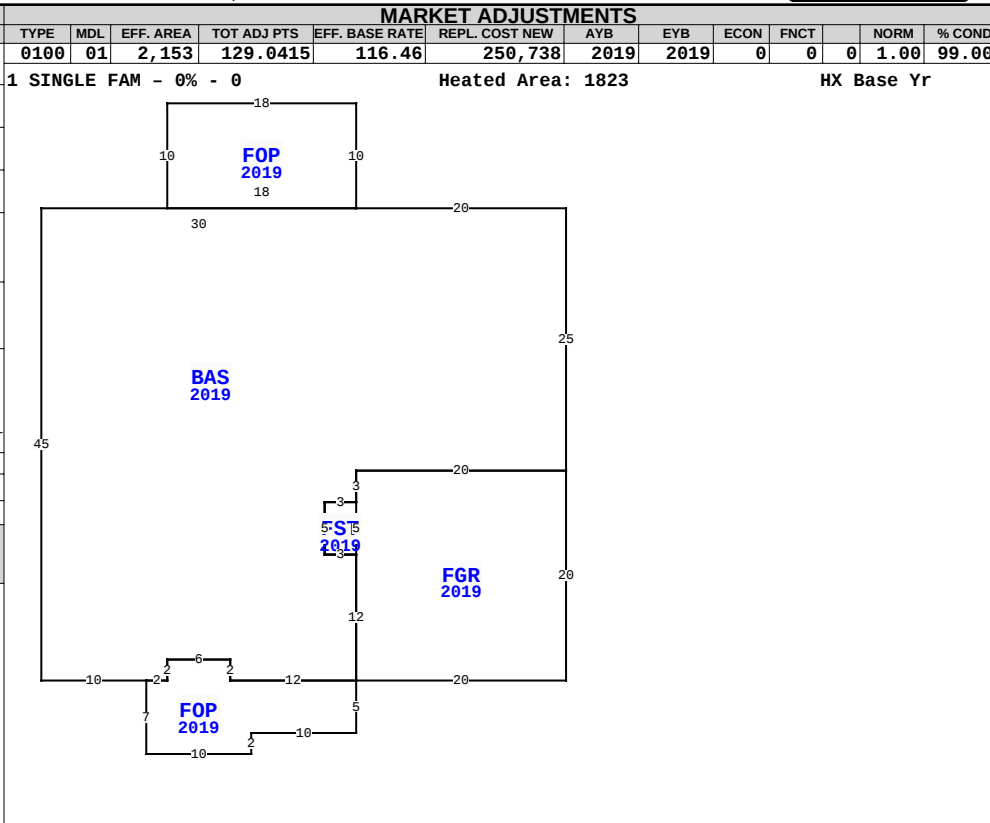
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4035.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	1,823	210,184
FGR	415	55	228	26,287
FOP	132	30	40	4,611
FOP	180	30	54	6,226
FST	15	55	8	923

TOTALS	2,565		2,153	248,231
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	19	3	57.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	0	0	0	670.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	



91980 WOODBRIER DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/17/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	19	3	57.00	SF	6.50	6.50	100	2019	2019	3	99	367	
2	0811	CONCRETE B	0	0	0	0	670.00	SF	5.20	5.20	100	2019	2019	3	99	3,449	

TOTAL OB/XF											
3,816											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
VALUATION BY	STANDARD										4
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	248,231										
TOTAL MARKET OB/XF VALUE	3,816										
TOTAL LAND VALUE - MARKET	75,000										
TOTAL MARKET VALUE	327,047										
SOH/AGL Deduction	68,151										
ASSESSED VALUE	258,896										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	258,896										
TOTAL JUST VALUE	327,047										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	275,225										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905071	CO ISSUED	0	08/09/2019
B1905071	NEW CONSTR	251,441	05/15/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2300/0949	8/23/2019	WD Q	I	02		249,200	

GRANTOR: SEDA CONSTRUCTION COM	
GRANTEE: ANDREWS ROGER M & P	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W20 FOP=[YR=2019] N10 W18 S10 E18\$ W30 S45 E10 FOP=[YR=2019] S7 E10 N2 E10 N5 FGR=[YR=2019] E20 N20 W20 S3 FST=[YR=2019] S5 W3 N5 E3\$ W3 S5 E3 S12\$ W12 N2 W6 S2 W2\$ E2 N2 E6 S2 E12 N12 W3 N5 E3 N3 E20 N25\$.											