



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 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,115	100	2,115	244,499
FGR	405	55	223	25,780
FOP	59	30	18	2,081
FSP	180	40	72	8,323
FST	15	55	8	925

TOTALS	2,774		2,436	281,607
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	11	3		33.00 SF 6.50	
2	0810	CONCRETE A	0	0	0	0		584.00 SF 6.50	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,436	129.3796	116.77	284,452	2019	2019	0	0
1 SINGLE FAM - 0% - 0 Heated Area: 2115 HX Base Yr									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
91978 WOODBRIER DR, FERNANDINA BEACH 05/17/2023 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	281,607		
TOTAL MARKET OB/XF VALUE	3,970		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	360,577		
SOH/AGL Deduction	27,207		
ASSESSED VALUE	333,370		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	333,370		
TOTAL JUST VALUE	360,577		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	303,064		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900740	CO ISSUED	0	01/23/2019
B1808037	NEW CONSTR	280,968	10/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2452/1298	4/14/2021	WD Q	Q	I	01	342,500	
GRANTOR: HUNT GREGORY H & JENN							
GRANTEE: CABRERA ERICA M & D							
2260/1375	3/08/2019	WD Q	Q	I	01	256,400	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: HUNT GREGORY H & JE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W23 FSP=[YR=2019] W18 S10 E18 N10\$ S10 W27 S30 FGR=[YR=2019] S21 E20 N4 FOP=[YR=2019] E8 N3 W1 N5 W7 S8\$ N14 FST=[YR=2019] N3 W5 S3 E5\$ W5 N3 W15\$ E20 S9 E7 S5 E23 N54\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00
TOTAL OB/XF 3,970									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		