LOT 28
IN OR 2229/1281
WOODBRIER PHASE 2 PBK 8/287

ANGUS JOHN A & DIANE
92071 WOODBRIER DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2501-0028-0000

BUILDING CHARACTERISTICS

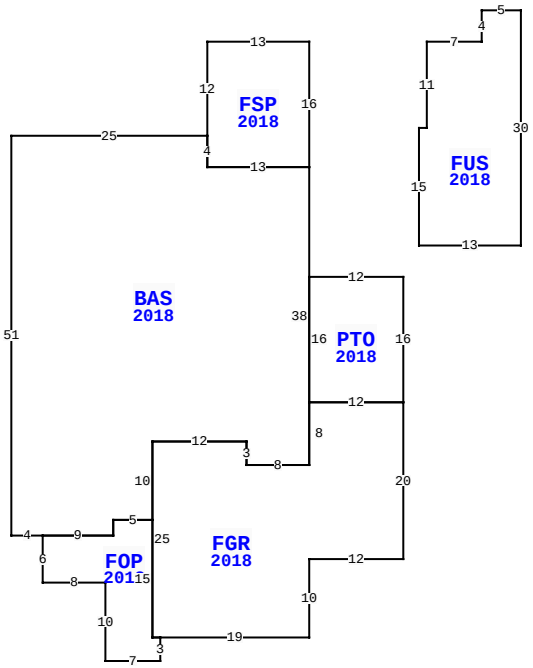
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,660	100	1,660	193,252
FGR	716	55	394	45,868
FOP	157	30	47	5,471
FSP	208	40	83	9,663
FUS	347	100	347	40,396
PTO	192	5	10	1,164
TOTALS	3,280		2,541	295,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,541	131.1552	118.37	300,778	2018	2018	0	0	0	1.65	98.35

1 SINGLE FAM – 100% - 2019 Heated Area: 2007 HX Base Yr 2019



92071 WOODBRIER 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		295,815
TOTAL MARKET OB/XF VALUE		8,301
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		379,116
SOH/AGL Deduction		102,261
ASSESSED VALUE		276,855
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,855
TOTAL JUST VALUE		379,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805054	CO ISSUED	0	09/05/2018
B1805054	NEW CONSTR	280,768	05/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2229/1281	10/09/2018	WD	Q	I	01	322,700

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: ANGUS JOHN A & DIAN

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W13 S12 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S6 E8 S10 E7 N3 FGR=[YR=2018] E19 N10 E12 N20 PTO=[YR=2018] N16 W12 S16 E12$ W12 S8 W8 N3 W12 S25E1$ W1N15 W5 S2 W9$ E9 N2 E5 N10 E12 S3 E8 N38 W13 N4$ S4 E13 N16$ PTR= E15 FUS=[YR=2018] E7 N4 E5 S30 W13 N15 E1 N11$ W15$.

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	0855	CONC PAVER	0	100	0	0	847.00	SF	10.00	10.00	100	2018	2018	3	98	8,301	

LAND DESCRIPTION

TOTAL OB/XF 8,301

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/04/2018 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS