



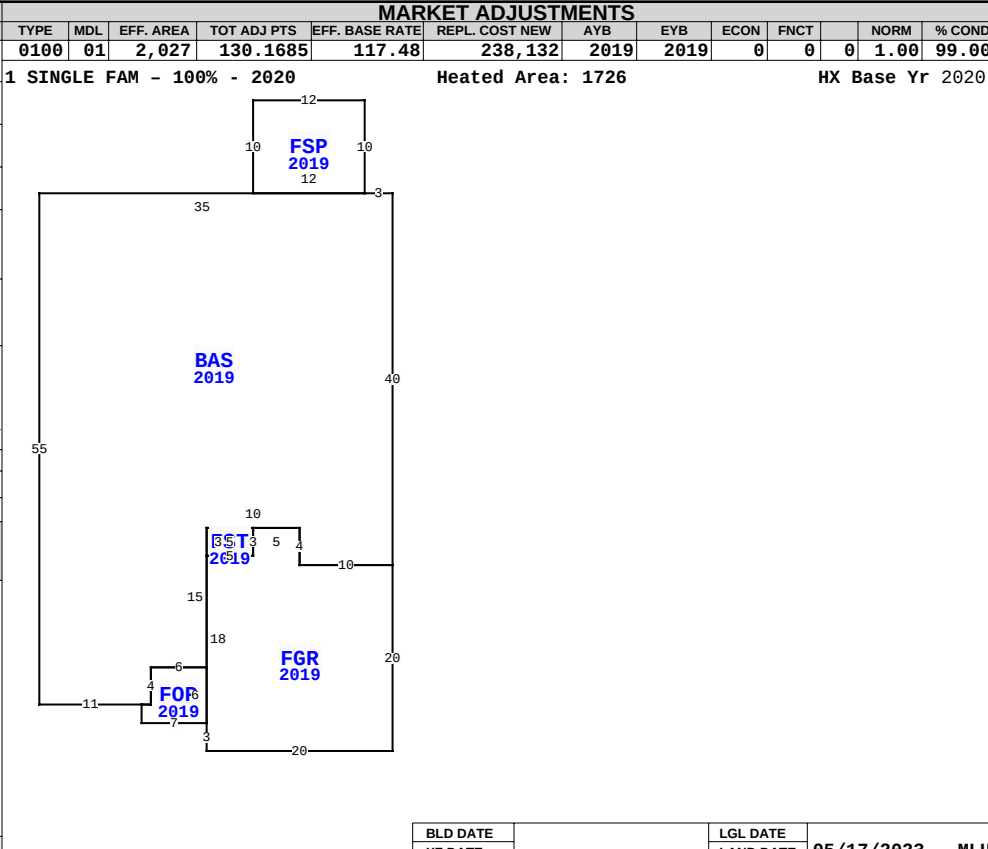
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,726	100	1,726	200,742
FGR	425	55	234	27,215
FOP	38	30	11	1,279
FSP	120	40	48	5,583
FST	15	55	8	931
TOTALS	2,324		2,027	235,751

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	0 100	8	3	24.00	SF	6.50	6.50	100	2019	2019	3	99	154	
2	0810	CONCRETE A	0 100	0	0	579.00	SF	6.50	6.50	100	2019	2019	3	99	3,726	

LAND DESCRIPTION			TOTAL OB/XF 3,880													
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00



92077 WOODBRIER DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/17/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				235,751	
TOTAL MARKET OB/XF VALUE				3,880	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				314,631	
SOH/AGL Deduction				97,007	
ASSESSED VALUE				217,624	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				162,624	
TOTAL JUST VALUE				314,631	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				264,562	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902564	CO ISSUED	0	06/07/2019
B1902564	NEW CONSTR	237,123	03/14/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2290/0399	7/12/2019	WD Q	I	02	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: CREA LIVING TRUST					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2019] W3 FSP=[YR=2019] N10 W12 S10 E12\$ W35 S55 E11					
FOP=[YR=2019] S2 E7 FGR=[YR=2019] S3 E20 N20 W10 N4 W5					
FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 S18\$ N6 W6 S4 W1\$ E1 N4 E6					
N15 E10 S4 E10 N40\$.					