



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	06	Quality Level 06
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4035.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	1,786	210,055
FGR	432	55	238	27,991
FOP	30	30	9	1,058
FOP	140	30	42	4,940

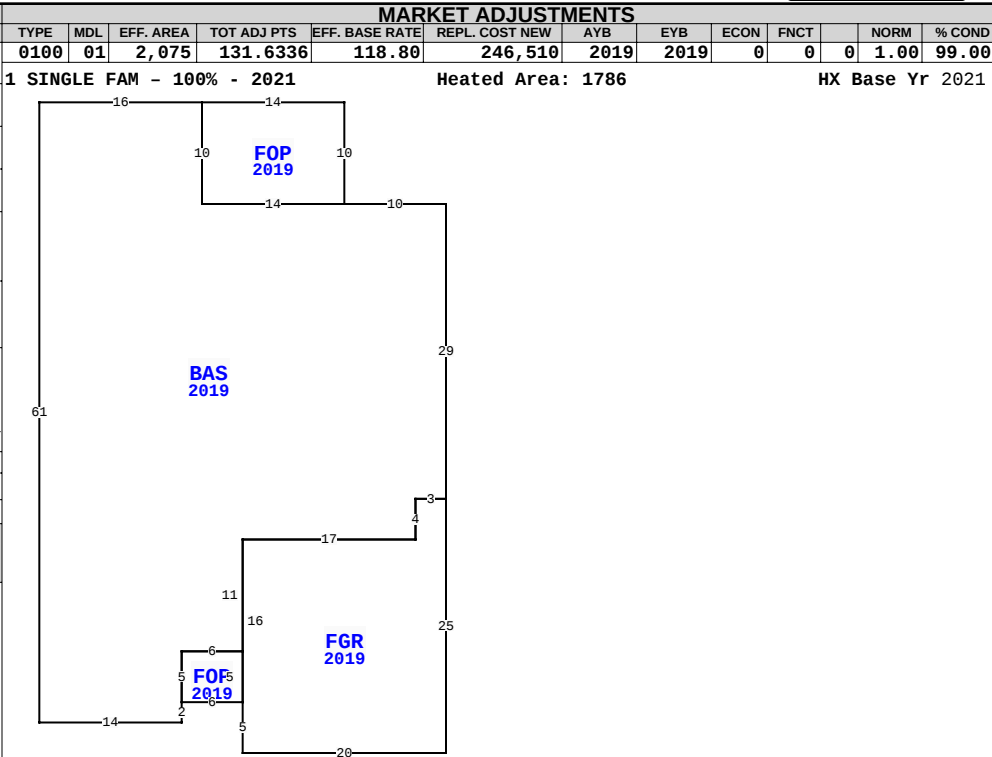
TOTALS	2,388		2,075	244,045
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EXTRA FEATURES

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	0810	CONCRETE A	0 100	11	3	33.00	SF	6.50	6.50	100	2019	2019	3	99	212	
2	0811	CONCRETE B	0 100	0	0	568.00	SF	5.20	5.20	100	2019	2019	3	99	2,924	

LAND DESCRIPTION

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	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							



1 SINGLE FAM - 100% - 2021	Heated Area: 1786	HX Base Yr 2021
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92079 WOODBRIER DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/17/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																3,136
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NASSAU COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,045
TOTAL MARKET OB/XF VALUE		3,136
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		322,181
SOH/AGL Deduction		98,607
ASSESSED VALUE		223,574
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,574
TOTAL JUST VALUE		322,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,361

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907547	CO ISSUED	0	10/10/2019
B1907547	NEW CONSTR	244,129	07/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2356/1297	4/23/2020	WD	Q	I	01	250,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CARLESS THOMAS F JR

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BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2019] W10 FOP=[YR=2019] N10 W14 S10 E14\$ W14 N10
W16 S61 E14 N2 FOP=[YR=2019] E6 FGR=[YR=2019] S5 E20 N25 W3
S4 W17 S16\$ N5 W6 S5\$ N5 E6 N11 E17 N4 E3 N29\$.