



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	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

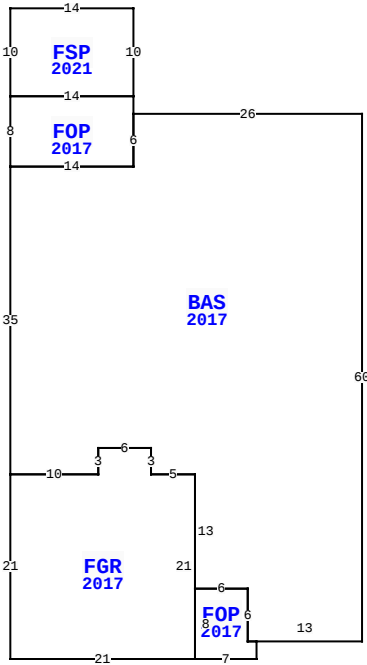
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	1,863	222,333
FGR	459	55	252	30,074
FOP	50	30	15	1,790
FOP	112	30	34	4,058
FSP	140	40	56	6,683
TOTALS	2,624		2,220	264,938

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	0811	CONCRETE B	0	100	0	0		632.00	SF 5.20	5.20	100	2017	2017	3	97	3,188
2	0810	CONCRETE A	0	100	0	0		27.00	SF 6.50	6.50	100	2017	2017	3	97	170

LAND DESCRIPTION			TOTAL OB/XF													
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,220	129.0415	122.59	272,150	2017	2017	0	0	0	2.65	97.35
1 SINGLE FAM - 100% - 2018												
Heated Area: 1863												
HX Base Yr 2018												



94024 WOODBRIER CR, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										05/17/2023		MLU	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						264,938					
TOTAL MARKET OB/XF VALUE						3,358					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						343,296					
SOH/AGL Deduction						114,365					
ASSESSED VALUE						228,931					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						178,931					
TOTAL JUST VALUE						343,296					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						331,340					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109394	SCRN ENCL	3,846	07/19/2021
B1703649	CO ISSUED	0	08/09/2017
B1703649	NEW CONSTR	237,823	04/25/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2672/1394	4/18/2023	QC	U	I	11	100	
GRANTOR: MCKENZIE FELIX M							
GRANTEE: RULLAN KATHERINE							
2148/0887	9/21/2017	WD	Q	I	01	220,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: RULLAN KATHERINE &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W26 FOP=[YR=2017] N2 FSP=[YR=2021] N10 W14 S10 E14\$W14 S8 E14 N6\$ S6 W14 S35 FGR=[YR=2017] S21 E21 FOP=[YR=2017] E7 N2 W1 N6 W6 S8\$ N21 W5 N3 W6 S3 W10\$ E10 N3 E6 S3 E5 S13 E6 S6 E13 N60\$.									