



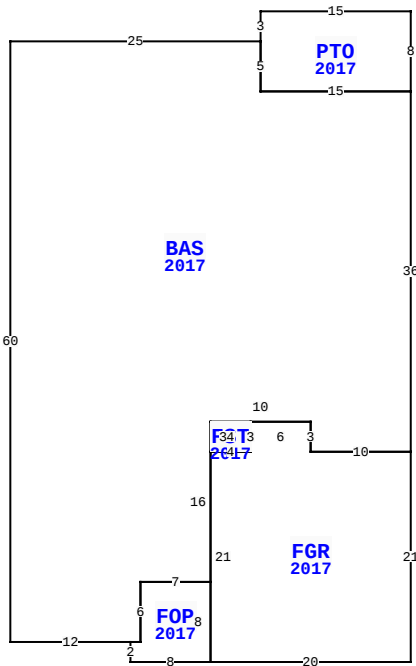
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	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

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	1,873	100	1,873	220,992
FGR	438	55	241	28,435
FOP	58	30	17	2,005
FST	12	55	7	826
PTO	120	5	6	708
TOTALS	2,501		2,144	252,967

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,144	127.5764	121.20	259,853	2017	2017	0	0	2.65	97.35
1 SINGLE FAM - 100% - 2020						Heated Area: 1873			HX Base Yr 2020		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		252,967	
TOTAL MARKET OB/XF VALUE		43,956	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		371,923	
SOH/AGL Deduction		109,726	
ASSESSED VALUE		262,197	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		212,197	
TOTAL JUST VALUE		371,923	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		361,654	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710441	SWIM POOL	37,600	11/01/2017
C1702618	CO ISSUED	0	06/29/2017
B1702618	NEW CONSTR	235,140	03/29/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/0163	7/15/2019	WD	Q	I	02	310,000
GRANTOR: MUGFORD THOMAS G JR &						
GRANTEE: COCHARD RAYMOND J &						
2135/1398	7/21/2017	WD	Q	I	01	216,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MUGFORD THOMAS G JR						

EXTRA FEATURES										94032 WOODBRIER CR, FERNANDINA BEACH				XF DATE INC DATE		LAND DATE AG DATE		05/17/2023	MLU
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	637.00	SF	5.20	5.20	100	2017	2017	3	97	3,213			
2	0810	CONCRETE A	0	100	3	10	30.00	SF	6.50	6.50	100	2017	2017	3	97	189			
3	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00	85.00	100	2018	2018	3	87	29,950			
4	0855	CONC PAVER	0	100	0	0	324.00	SF	7.00	7.00	100	2018	2018	3	97	2,200			
5	0476	VF 6 SBPL	0	100	0	0	270.00	LF	32.00	32.00	100	2018	2018	3	94	8,122			
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282			

LAND DESCRIPTION					TOTAL OB/XF														43,956									
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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000											