LOT 6
IN OR 2148/1999
WOODBRIER PHASE 1 PBK 8/154

SMITH ELMER RAY & MELINDA M
94040 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-2500-0006-0000

BUILDING CHARACTERISTICS

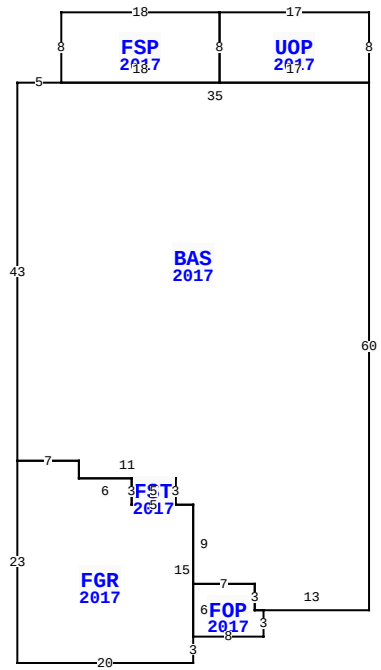
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,071	100	2,071	244,999
FGR	413	55	227	26,854
FOP	45	30	14	1,656
FSP	144	40	58	6,861
FST	15	55	8	946
UOP	136	20	27	3,194
TOTALS	2,824		2,405	284,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,405	127.9145	121.52	292,256	2017	2017	0	0	0	2.65	97.35

1 SINGLE FAM - 100% - 2018 Heated Area: 2071 HX Base Yr 2018



94040 WOODBRIER CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,511
TOTAL MARKET OB/XF VALUE		3,882
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		363,393
SOH/AGL Deduction		233,357
ASSESSED VALUE		130,036
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,036
TOTAL JUST VALUE		363,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704318	CO ISSUED	0	08/24/2017
B1704318	NEW CONSTR	259,508	05/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2148/1999	9/28/2017	WD	Q	I	02	239,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SMITH ELMER RAY & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-35,8] W5 S43 E7 S2 E11 S3 E2 S9 E7 S3 E13 N60 W35 $
FGR=[YR=2017;ORIG=-40,51] S23 E20 N3 N15 W2 W5 N3 W6 N2 W7 $
FSP=[YR=2017;ORIG=-17,0] W18 S8 E18 N8 $
UOP=[YR=2017;ORIG=0,0] W17 S8 E17 N8 $
FOP=[YR=2017;ORIG=-20,71] E8 N3 W1 N3 W7 S6 $
FST=[YR=2017;ORIG=-22,56] N3 W5 S3 E5 $
.

EXTRA FEATURES

LN	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	736.00	SF	5.20	5.20	100	2017	2017	3	97	3,712	
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 3,882

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 03/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS