LOT 9
IN OR 2152/1902
WOODBRIER PHASE 1 PBK 8/154

MERRITT JERITA A & JOHN P
94064 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-2500-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

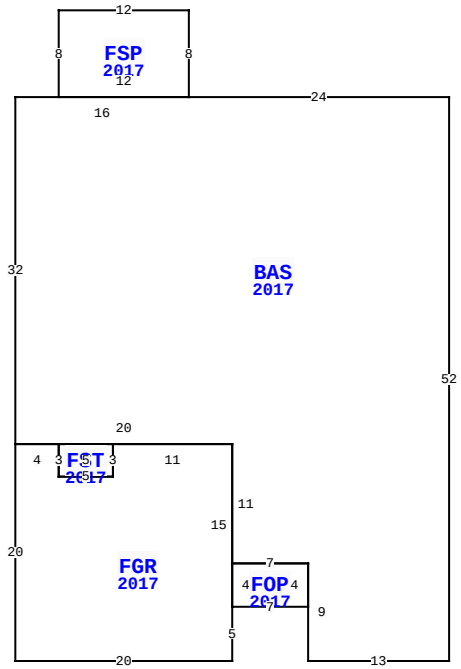
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,617	100	1,617	196,343
FGR	385	55	212	25,742
FOP	28	30	8	972
FSP	96	40	38	4,614
FST	15	55	8	972
TOTALS	2,141		1,883	228,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,883	131.2955	124.73	234,867	2017	2017	0	0	0	2.65	97.35

1 SINGLE FAM - 100% - 2018 Heated Area: 1617 HX Base Yr 2018



94064 WOODBRIER CR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,643
TOTAL MARKET OB/XF VALUE		3,179
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		306,822
SOH/AGL Deduction		130,452
ASSESSED VALUE		176,370
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		121,370
TOTAL JUST VALUE		306,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705655	CO ISSUED	0	09/21/2017
B1705655	NEW CONSTR	205,544	06/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2152/1902	10/17/2017	WD	Q	I	01	208,100

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MERRITT JERITA A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 FSP=[YR=2017] N8 W12 S8 E12$ W16 S32
FGR=[YR=2017] S20 E20 N5 FOP=[YR=2017] E7 N4 W7 S4$ N15 W11
FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S11 E7 S9 E13
N52$.

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	589.00	SF	5.20	5.20	100	2017	2017	3	97	2,971	
2	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	100	2017	2017	3	97	208	

LAND DESCRIPTION

TOTAL OB/XF 3,179

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