

LOT 11
IN OR 2144/1259
WOODBRIER PHASE 1 PBK 8/154

MCCRACKEN JULIE
504 BEECH STREET
FERNANDINA BEACH, FL 32034

2024

40-2N-28-2500-0011-0000



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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,660	100	1,660	203,294
FGR	461	55	254	31,106
FOP	157	30	47	5,756
FSP	104	40	42	5,144
FST	15	55	8	979
FUS	360	100	360	44,088
STR	48	10	5	612

TOTALS 2,805 2,376 290,980

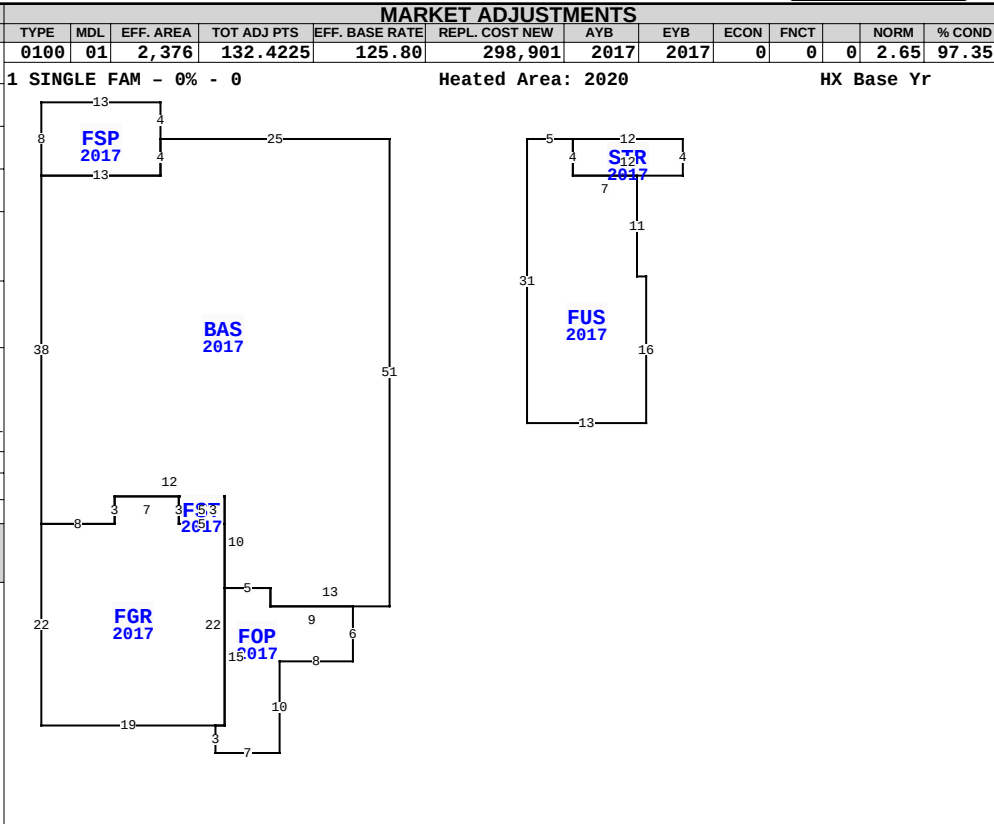
EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	0	653.00	SF	5.20	5.20	100	2017	2017	3	97	3,294	
2	0810	CONCRETE A	0	0	0	0	24.00	SF	6.50	6.50	100	2017	2017	3	97	151	

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	0		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



94080 WOODBRIER CR, FERNANDINA BEACH

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

05/17/2023 MLU

TOTAL OB/XF 3,445

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,980
TOTAL MARKET OB/XF VALUE		3,445
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		369,425
SOH/AGL Deduction		57,466
ASSESSED VALUE		311,959
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		311,959
TOTAL JUST VALUE		369,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,296

PERMIT NUM DESCRIPTION AMT ISSUED

B1703277 CO ISSUED 0 07/25/2017

B1703277 NEW CONSTR 255,915 04/13/2017

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2144/1259 8/31/2017 WD Q I 01 254,100

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MCCracken JULIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 FSP=[YR=2017] N4 W13 S8 E13 N4\$ S4 W13 S38

FGR=[YR=2017] S22 E19 FOP=[YR=2017] S3 E7 N10 E8 N6 W9 N2 W5

S15 W1\$ E1 N22 FST=[YR=2017] N3 W5 S3 E5\$ W5 N3 W7 S3 W8\$ E8

N3 E12 S10 E5 S2 E13 N51\$ PTR=E15 FUS=[YR=2017] E5

STR=[YR=2017] E12 S4 W12 N4\$ S4 E7 S11 E1 S16 W13 N31\$ W15\$.

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