

LOT 15
IN OR 2104/1713
WOODBRIER PHASE 1 PBK 8/154

WARD CHARLES J & PHYLLIS R
94112 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-2500-0015-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 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	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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	1,678	100	1,678	182,907
FGR	460	55	253	27,577
FOP	52	30	16	1,745
FSP	128	40	51	5,559
FUS	1,152	100	1,152	125,571
PTO	56	5	3	327
STR	56	10	6	654

TOTALS 3,582 3,159 344,340

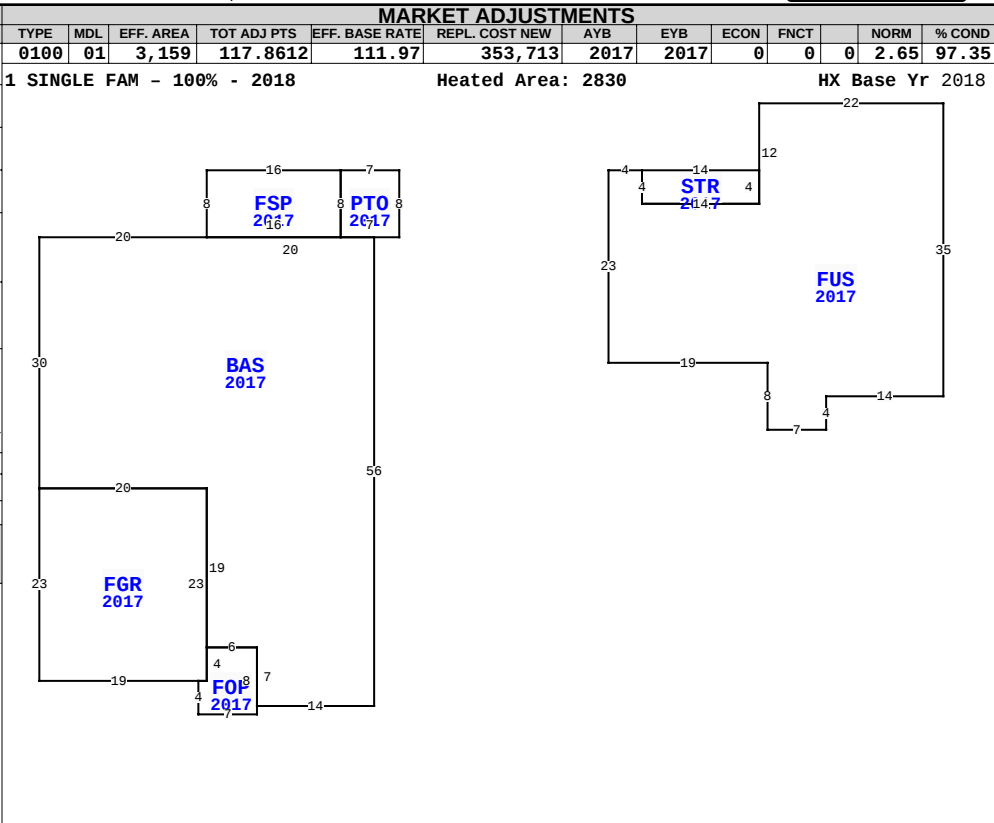
EXTRA FEATURES

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	0810	CONCRETE A	0 100	10 3	30.00	SF	6.50	6.50	100	2017	2017	3	97	189	
2	0810	CONCRETE A	0 100	0 0	648.00	SF	6.50	6.50	100	2017	2017	3	97	4,086	

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	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



94112 WOODBRIER CIR, FERNANDINA BEACH

BLD DATE 05/17/2023 MLU

XF DATE

INC DATE

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 344,340

TOTAL MARKET OB/XF VALUE 4,275

TOTAL LAND VALUE - MARKET 75,000

TOTAL MARKET VALUE 423,615

SOH/AGL Deduction 139,818

ASSESSED VALUE 283,797

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 233,797

TOTAL JUST VALUE 423,615

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 408,074

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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