LOT 18
WOODBRIER PHASE 1 PBK 8/154

DEWBERRY VENUS & JOSEPH L/E/
94136 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-2500-0018-0000

BUILDING CHARACTERISTICS

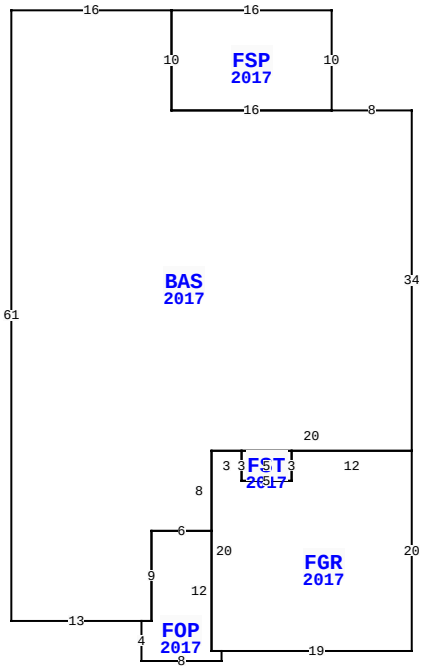
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,806	100	1,806	215,531
FGR	385	55	212	25,300
FOP	83	30	25	2,984
FSP	160	40	64	7,638
FST	15	55	8	955
TOTALS	2,449		2,115	252,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,115	129.0415	122.59	259,278	2017	2017	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1806 HX Base Yr 2019



94136 WOODBRIER CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,407
TOTAL MARKET OB/XF VALUE		3,717
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		331,124
SOH/AGL Deduction		110,184
ASSESSED VALUE		220,940
TOTAL EXEMPTION VALUE	SX HX HB	100,000
BASE TAXABLE VALUE		120,940
TOTAL JUST VALUE		331,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633509	CO ISSUED	0	03/30/2017
B1633509	NEW CONSTR	226,229	12/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1477	7/28/2022	WD	U	I	11	100
GRANTOR: DEWBERRY VENUS & JOSE						
GRANTEE: GAMA LORINDA & KENN						
2111/1958	4/05/2017	WD	Q	I	02	215,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DEWBERRY VENUS & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W8 FSP=[YR=2017] N10 W16 S10 E16$ W16 N10 W16 S61 E13 FOP=[YR=2017] S4 E8 N1 FGR=[YR=2017] E19 N20 W12 FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W3 S20 E1$ W1 N12 W6 S9 W1$ E1 N9 E6 N8 E20 N34$.

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	707.00	SF	5.20	5.20	100	2017	2017	3	97	3,566	
2	0810	CONCRETE A	0	100	3	8	24.00	SF	6.50	6.50	100	2017	2017	3	97	151	

LAND DESCRIPTION

TOTAL OB/XF 3,717

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