



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	1,572	100	1,572	195,782
FGR	385	55	212	26,403
FOP	28	30	8	996
FOP	120	30	36	4,483
FST	15	55	8	996
TOTALS	2,120		1,836	228,662

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	0	0	0	0	573.00	SF	5.20	5.20	100	2018	2018	3	97	2,890	
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	2018	2018	3	97	170	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,836	133.9750	127.28	233,686	2018	2018	0	0	2.15	97.85
1 SINGLE FAM - 0% - 0											
Heated Area: 1572											
HX Base Yr											

94168 WOODBRIER CR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/17/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	573.00	SF	5.20	5.20	100	2018	2018	3	97	2,890	
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	2018	2018	3	97	170	

TOTAL OB/XF												3,060
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	
Total = 0.00		Total = 0.00		Total = 1.00		Total = 1.00		Total = 1.00		Total = 75,000.00		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				228,662	
TOTAL MARKET OB/XF VALUE				3,060	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				306,722	
SOH/AGL Deduction				4,468	
ASSESSED VALUE				302,254	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				302,254	
TOTAL JUST VALUE				306,722	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				296,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800783	CO ISSUED	0	04/04/2018
B1800783	NEW CONSTR	204,867	01/24/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2503/0686	9/27/2021	WD	Q	I	01
GRANTOR: HUDECEK MICHAEL M ET					SALE PRICE
GRANTEE: HEMPSTEAD DALLAS R					305,000
2488/1477					0
8/16/2021					
FJ					
U					
I					
11					
GRANTOR: HUDECEK ROBERT JAMES					
GRANTEE: HUDECEK MICHAEL M E					

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2018] W24 FOP=[YR=2018] N10 W12 S10 E12\$ W16 S31																	
FGR=[YR=2018] S20 E20 N2 FOP=[YR=2018] E7 N4 W7 S4\$ N18 W11																	
FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E20 S14 E7 S4 E13																	
N49\$.																	