



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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		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	1,678	100	1,678	206,870
FGR	440	55	242	29,835
FOP	94	30	28	3,452
FSP	104	40	42	5,178
FST	18	55	10	1,233
FUS	347	100	347	42,780
STR	28	10	3	369
TOTALS	2,709		2,350	289,717

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0811	CONCRETE B	0	0	0	0			
2	0810	CONCRETE A	0	0	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,350	132.4225	125.80	295,630	2018	2018	0	0	0	2.00	98.00		
1 SINGLE FAM - 0% - 0 Heated Area: 2025 HX Base Yr														
94200 WOODBRIER CR, FERNANDINA BEACH														
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/17/2023 MLU														

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				289,717	
TOTAL MARKET OB/XF VALUE				3,136	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				367,853	
SOH/AGL Deduction				57,243	
ASSESSED VALUE				310,610	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				310,610	
TOTAL JUST VALUE				367,853	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				354,803	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1710531	CO ISSUED	0	03/02/2018
B1710531	NEW CONSTR	259,519	11/29/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/1940	11/04/2020	WD	Q	I	01	269,000
GRANTOR: ADAMS JAMES D & LILLI						
GRANTEE: SCRUGGS FAMILY TRUS						
2183/1311	3/14/2018	WD	Q	I	01	243,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ADAMS JAMES D & LIL						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FSP=[YR=2018] W13 S4 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S6 E14 FGR=[YR=2018] S7 E20 N22 W14 FST=[YR=2018] N3 W6 S3 E6\$ W6 S15\$ N8 W5 S2 W9\$ E9 N2 E5 N10 E6 S3 E14 N38 W13 N4\$ S4 E13 N8\$ PTR=E15 STR=[YR=2018] E7 FUS=[YR=2018] E5 S30 W13 N15 E1 N11 E7 N4\$ S4 W7 N4\$ W15\$.														