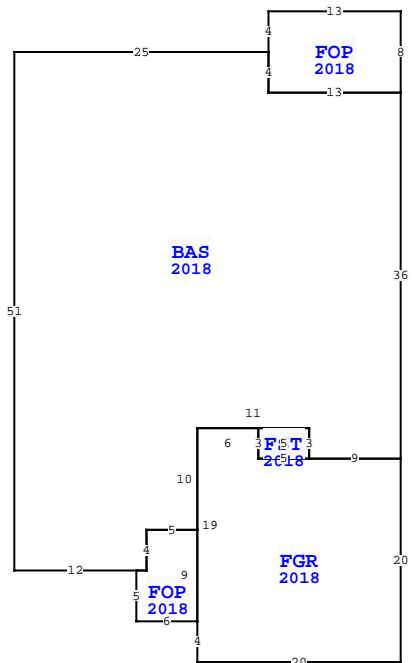


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating 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
BAS	1,613	100	1,613
FGR	418	55	230
FOP	50	30	15
FOP	104	30	31
FST	15	55	8
TOTALS	2,200		1,897
			218,607

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,897	123.9700	117.77	223,410	2018	2018	0	0	0	2.15
1 SINGLE FAM - 100% - 2020 Heated Area: 1613 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			218,607
TOTAL MARKET OB/XF VALUE			37,816
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			331,423
SOH/AGL Deduction			137,607
ASSESSED VALUE			193,816
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			138,816
TOTAL JUST VALUE			331,423
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803533	SWIM POOL	30,000	04/06/2018
C1709193	CO ISSUED	0	01/29/2018
B1709193	NEW CONSTR	210,958	10/01/2017
B1706105	NEW CONSTR	210,958	10/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2177/0426	2/12/2018	WD Q	Q	I	01	218,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: RASZKIN DONNA J

EXTRA FEATURES															94248 WOODBRIER CR, FERNANDINA BEACH				
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	100	0	0			589.00	SF	5.20	5.20	100	2018	2018	3	97	2,971	
2	0810	CONCRETE A	0	100	0	0			36.00	SF	6.50	6.50	100	2018	2018	3	97	227	
3	0861	POOL GUNIT	0	100	0	0			240.00	SF	85.00	85.00	100	2018	2018	3	87	17,748	
4	0911	SCRN RM A	0	100	0	0			608.00	SF	17.50	17.50	100	2018	2018	3	82	8,725	
5	0855	CONC PAVER	0	100	0	0			336.00	SF	10.00	10.00	100	2018	2018	3	97	3,259	
6	0476	VF 6 SBPL	0	100	0	0			42.00	LF	32.00	32.00	100	2018	2018	3	94	1,263	
7	0470	VNYL GATE	0	100	0	0			1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
8	0462	ST/AL FNC	0	100	0	0			384.00	SF	10.00	10.00	100	2018	2018	3	87	3,341	
TOTAL OB/XF															37,816				

BUILDING NOTES											
BLD DATE											
XF DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/17/2023 MLU											

BUILDING DIMENSIONS											
FOP=[YR=2018] W13 S4 BAS=[YR=2018] W25 S51 E12 FOP=[YR=2018] S5 E6 FGR=[YR=2018] S4 E20 N20 W9 FST=[YR=2018] N3 W5 S3 E5 S W5 N3 W6 S19\$ N9 W5 S4 W1\$ E1 N4 E5 N10 E11 S3 E9 N36 W13 N4\$ S4 E13 N8\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							