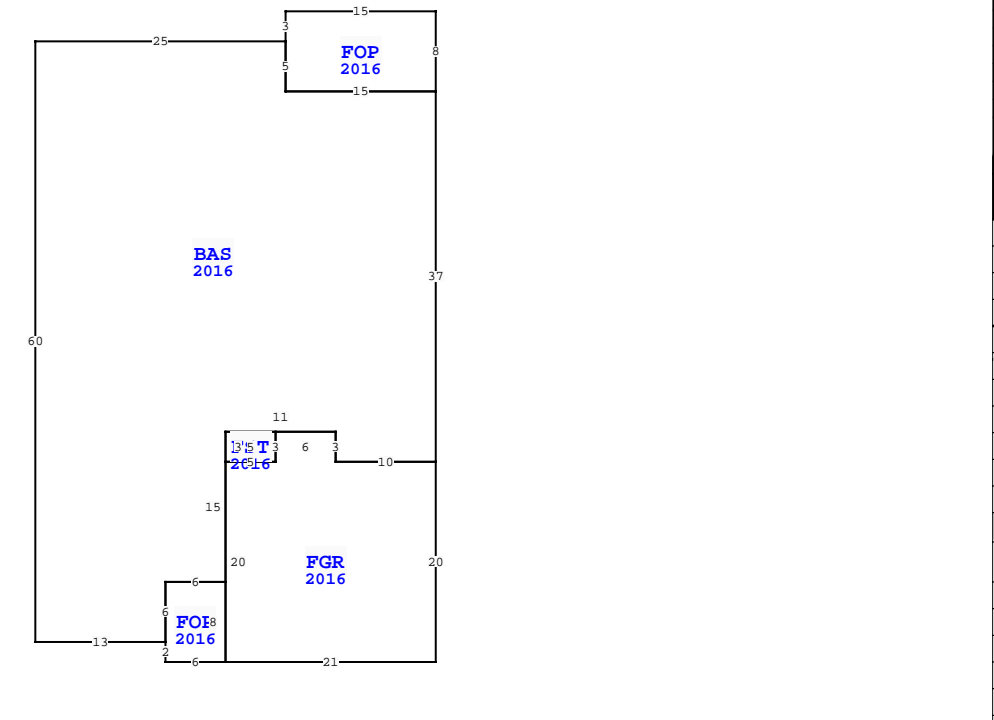


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,177	129.0415	122.59	266,878	2016	2016		0	0	3.15 96.85



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	1,878	100	1,878	222,972
FGR	438	55	241	28,613
FOP	48	30	14	1,662
FOP	120	30	36	4,274
FST	15	55	8	950
TOTALS	2,499		2,177	258,471

94296 WOODBRIER CR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/17/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	656.00	SF	6.50	6.50	100	2016	2016	3	96	4,093	

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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			258,471
TOTAL MARKET OB/XF VALUE			4,093
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			337,564
SOH/AGL Deduction			1,836
ASSESSED VALUE			335,728
TOTAL EXEMPTION VALUE	13		335,728
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			337,564
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632186	NEW CONSTR	0	04/27/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2090/1558	12/21/2016	WD Q	Q	I	01	245,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: JOHNSTON JERRY M &

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2016] W15 S3 BAS=[YR=2016] W25 S60 E13 FOP=[YR=2016] S2 E6 FGR=[YR=2016] E21 N20 W10 N3 W6 FST=[YR=2016] W5 S3 E5 N3 S3 W5 S20 S N8 W6 S6 S N6 E6 N15 E11 S3 E10 N37 W15 N5 S5 E15 N8 S.