

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		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	38	30	11
FSP	130	40	52
FST	15	55	8
TOTALS	2,214		1,914

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,914	130.1685	123.66	236,685	2018	2018	0	0	2.00	98.00

1 SINGLE FAM - 100% - 2019 Heated Area: 1613 HX Base Yr 2019

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			231,951
TOTAL MARKET OB/XF VALUE			3,401
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			310,352
SOH/AGL Deduction			104,497
ASSESSED VALUE			205,855
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			155,855
TOTAL JUST VALUE			310,352
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804064	CO ISSUED	0	07/10/2018
B1804064	NEW CONSTR	215,479	04/23/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1239	10/21/2020	WD	U	I	30	76,700
GRANTOR: PACKARD MICHAEL J						
GRANTEE: PACKARD MICHAEL J &						
2404/1238	8/28/2020	QC	U	I	11	100
GRANTOR: MEDEIROS VICTORIA L						
GRANTEE: PACKARD MICHAEL J						

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	0811	CONCRETE B	0	100	0	568.00	SF	5.20	5.20	100	2018	2018	3	97	2,865	
2	0810	CONCRETE A	0	100	0	45.00	SF	6.50	6.50	100	2018	2018	3	97	284	
3	0810	CONCRETE A	0	100	0	40.00	SF	6.50	6.50	100	2018	2018	3	97	252	

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

BUILDING NOTES	
94320 WOODBRIER CR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FSP=[YR=2018] W13 S6 BAS=[YR=2018] W25 S51 E12 FOP=[YR=2018] S3 E6 FGR=[YR=2018] S6 E20 N20 W9 FST=[YR=2018] N3 W5 S3 E5 S W5 N3 W6 S17\$ N7 W5 S4 W1\$ E1 N4 E5 N10 E11 S3 E9 N36 W13 N4\$ S4 E13 N10\$.	

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	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							