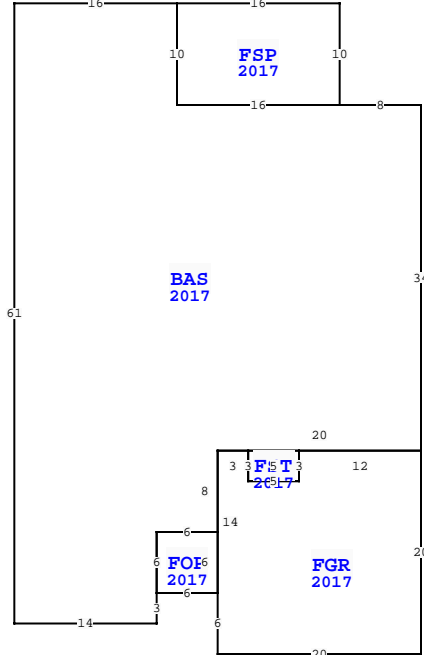


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating 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
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	1,806	100	1,806
FGR	385	55	212
FOP	36	30	11
FSP	160	40	64
FST	15	55	8
TOTALS	2,402		2,101
			250,737

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2021										Heated Area: 1806	
										HX Base Yr 2021	



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				250,737
TOTAL MARKET OB/XF VALUE				3,236
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				328,973
SOH/AGL Deduction				102,106
ASSESSED VALUE				226,867
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				176,867
TOTAL JUST VALUE				328,973
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				317,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703648	CO ISSUED	0	08/11/2017
B1703648	NEW CONSTR	227,592	04/25/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2388/1211	8/26/2020	WD Q	Q	I	01	275,000
GRANTOR: METZLER ZACHARY P & S						
GRANTEE: MILDEN KYLE						
2143/0739	8/28/2017	WD Q	Q	I	01	223,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: METZLER ZACHARY P						

EXTRA FEATURES															94067 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	589.00	SF	5.20	5.20	100	2017	2017	3	97	2,971	
2	0810	CONCRETE A	0	100	0	42.00	SF	6.50	6.50	100	2017	2017	3	97	265	

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=2017] W8 FSP=[YR=2017] N10 W16 S10 E16\$ W16 N10 W16 S61 E14 N3 FOP=[YR=2017] E6 FGR=[YR=2017] S6 E20 N20 W12 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3 W3 S14\$ N6 W6 S6\$ N6 E6 N8 E20 N34\$.				

LAND DESCRIPTION										TOTAL OB/XF										3,236				
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							