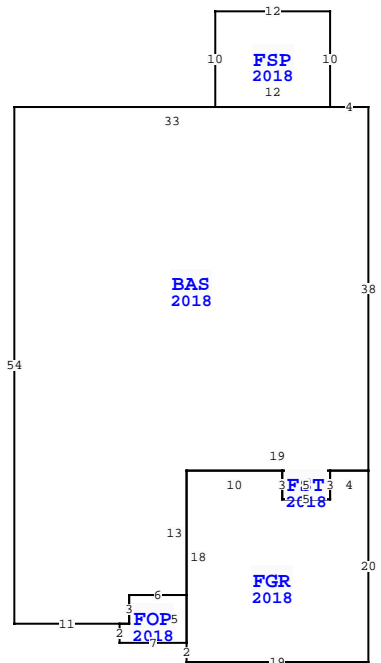


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	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	
1	SINGLE FAM	- 100%	- 2020		Heated Area: 1676					HX Base Yr 2020		



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	1,676	100	1,676	202,798
FGR	365	55	201	24,322
FOP	32	30	10	1,210
FSP	120	40	48	5,808
FST	15	55	8	968
TOTALS	2,208		1,943	235,105

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	235,105			
TOTAL MARKET OB/XF VALUE	3,122			
TOTAL LAND VALUE - MARKET	75,000			
TOTAL MARKET VALUE	313,227			
SOH/AGL Deduction	97,738			
ASSESSED VALUE	215,489			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	165,489			
TOTAL JUST VALUE	313,227			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	302,651			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711217	CO ISSUED	0	03/16/2018
B1711217	NEW CONSTR	217,329	12/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/1222	9/10/2019	QC	U	I	11	100
GRANTOR: LEGG LINDA K						
GRANTEE: LEE MONTANA DANIELL						
2300/0097	8/23/2019	WD	Q	I	01	243,000
GRANTOR: YORRO ROBERT G & ROSA						
GRANTEE: LEGG LINDA K						

EXTRA FEATURES															94157 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	2018	2018	3	97	2,971	
2	0810	CONCRETE A	0	100	0	24.00	SF	6.50	6.50	100	2017	2017	3	97	151	
TOTAL OB/XF															3,122	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W4 FSP=[YR=2018] N10 W12 S10 E12\$ W33 S54 E11 FOP=[YR=2018] S2 E7 FGR=[YR=2018] S2 E19 N20 W4 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W10 S18\$ N5 W6 S3 W1\$ E1 N3 E6 N13 E19 N38\$.	

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							