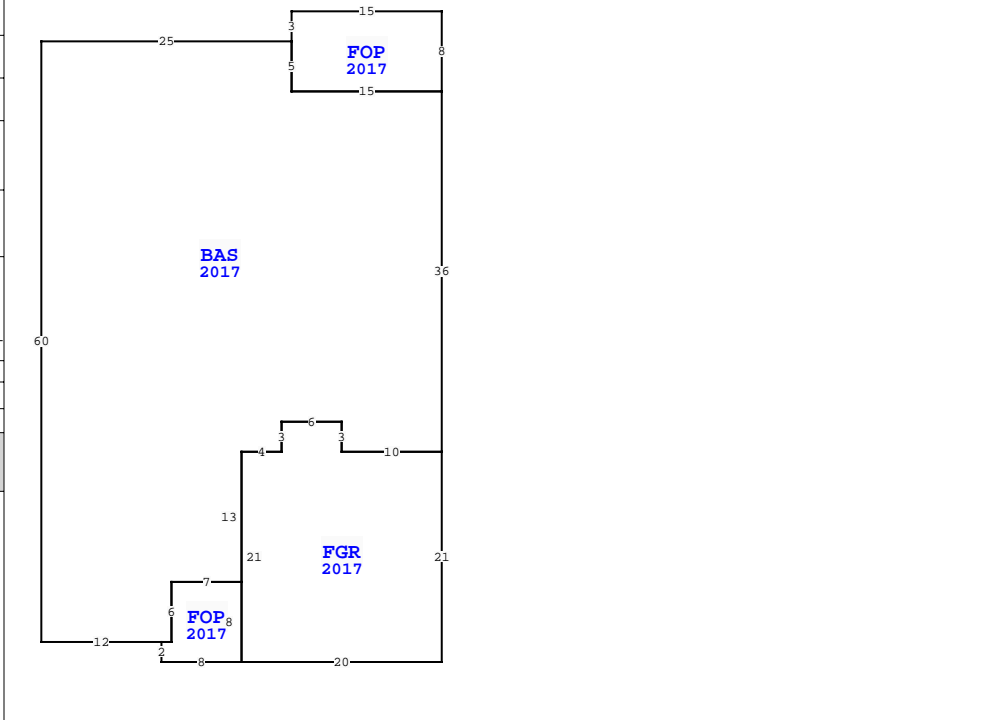


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	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	
0100	01	2,179	129.0415	122.59	267,124	2017	2017	0	0	0	2.65	97.35



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	1,885	100	1,885	224,958
FGR	438	55	241	28,761
FOP	58	30	17	2,029
FOP	120	30	36	4,296
TOTALS	2,501		2,179	260,045

94165 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	0811	CONCRETE B	0	100	0	605.00	SF	5.20	5.20	100	2017	2017	3	97	3,052	
2	0810	CONCRETE A	0	100	0	21.00	SF	6.50	6.50	100	2017	2017	3	97	132	
3	0476	VF 6 SBPL	0	100	0	50.00	LF	32.00	32.00	100	2017	2017	3	92	1,472	
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	
5	0462	ST/AL FNC	0	100	0	240.00	SF	10.00	10.00	100	2017	2017	3	84	2,016	

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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			260,045
TOTAL MARKET OB/XF VALUE			6,948
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			341,993
SOH/AGL Deduction			106,158
ASSESSED VALUE			235,835
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			185,835
TOTAL JUST VALUE			341,993
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705239	CO ISSUED	0	09/21/2017
B1705239	NEW CONSTR	237,801	06/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0475	6/29/2020	WD Q	Q	I	01	260,000
GRANTOR: SMITH COLIN K & JESSI						
GRANTEE: MILLER MICHAEL						
2153/1963	10/25/2017	WD Q	Q	V	01	223,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SMITH COLIN K						

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2017] W15 S3 BAS=[YR=2017] W25 S60 E12 FOP=[YR=2017] S2 E8 FGR=[YR=2017] E20 N21 W10 N3 W6 S3 W4 S21\$ N8 W7 S6 W1\$ E1 N6 E7 N13 E4 N3 E6 S3 E10 N36 W15 N5\$ S5 E15 N8\$.