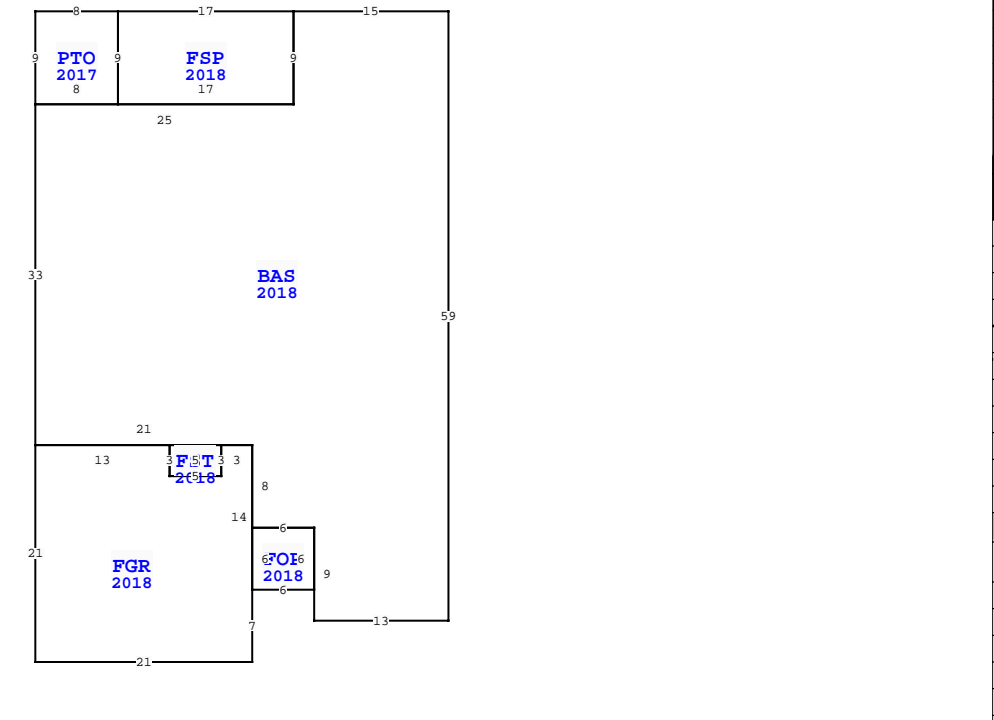


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating 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	2,042	130.1685	123.66	252,514	2018	2018	0	0	0	2.15	97.85		



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	1,724	100	1,724	208,606
FGR	426	55	234	28,314
FOP	36	30	11	1,331
FSP	153	40	61	7,381
FST	15	55	8	968
PTO	72	5	4	484
TOTALS	2,426		2,042	247,085

94227 WOODBRIER CR, FERNANDINA BEACH				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	05/17/2023
				INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	584.00	SF	5.20	5.20	2,946	
2	0810	CONCRETE A	0	100	0	45.00	SF	6.50	6.50	284	

TOTAL OB/XF														3,230										
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			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			247,085	
TOTAL MARKET OB/XF VALUE			3,230	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			325,315	
SOH/AGL Deduction			109,185	
ASSESSED VALUE			216,130	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			166,130	
TOTAL JUST VALUE			325,315	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			314,199	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802209	CO ISSUED	0	05/21/2018
B1802209	NEW CONSTR	224,838	03/02/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2202/1658	6/08/2018	WD Q	Q	I	02	220,800

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: MOTOLA ALFRED P & K

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2018] W15 FSP=[YR=2018] W17 PTO=[YR=2017] W8 S9 E8 N9\$ S9 E17 N9 \$ S9 W25 S33 FGR=[YR=2018] S21 E21 N7 FOP=[YR=2018] E6 N6 W6 S6\$ N14 W3 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W13\$ E21 S8 E6 S9 E13 N59\$ .