



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4035.00
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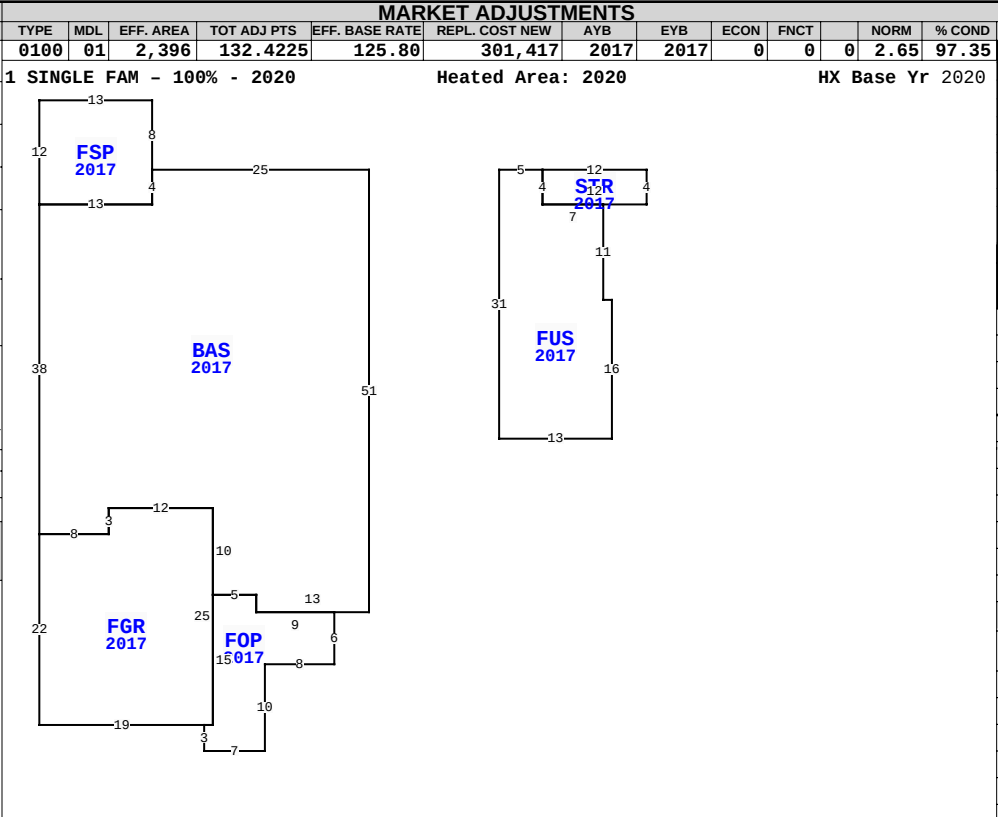
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	1,660	203,294
FGR	476	55	262	32,087
FOP	157	30	47	5,756
FSP	156	40	62	7,593
FUS	360	100	360	44,088
STR	48	10	5	612

TOTALS	2,857		2,396	293,429
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES

1	0811	CONCRETE B	0 100	0 0	605.00	SF	5.20	5.20	100	2017	2017	3	97	3,052	
2	0810	CONCRETE A	0 100	0 0	24.00	SF	6.50	6.50	100	2017	2017	3	97	151	
3	0462	ST/AL FNC	0 100	0 0	432.00	SF	10.00	10.00	100	2017	2017	3	84	3,629	

LAND DESCRIPTION					TOTAL OB/XF										6,832
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00



94267 WOODBRIER CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/17/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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 0	605.00	SF	5.20	5.20	100	2017	2017	3	97	3,052	
2	0810	CONCRETE A	0 100	0 0	24.00	SF	6.50	6.50	100	2017	2017	3	97	151	
3	0462	ST/AL FNC	0 100	0 0	432.00	SF	10.00	10.00	100	2017	2017	3	84	3,629	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										293,429				
TOTAL MARKET OB/XF VALUE										6,832				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										375,261				
SOH/AGL Deduction										141,009				
ASSESSED VALUE										234,252				
TOTAL EXEMPTION VALUE										HX HB VX				55,000
BASE TAXABLE VALUE										179,252				
TOTAL JUST VALUE										375,261				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										362,151				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706592	CO ISSUED	0	11/07/2017
B1706592	NEW CONSTR	257,453	07/24/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2281/0896	6/07/2019	WD	Q	I	01	275,000	
GRANTOR: COURNOYER RICHARD & D							
GRANTEE: MARQUES THURMON J &							
2161/0986	11/21/2017	WD	Q	I	01	260,100	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: COURNOYER RICHARD &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W25 FSP=[YR=2017] N8 W13 S12 E13 N4\$ S4 W13 S38 FGR=[YR=2017] S22 E19 FOP=[YR=2017] S3 E7 N10 E8 N6 W9 N2 W5 S15 W1\$ E1 N25 W12 S3 W8 \$ E8 N3 E12 S10 E5 S2 E13 N51\$ PTR=E15 FUS=[YR=2017] E5 STR=[YR=2017] E12 S4 W12 N4\$ S4 E7 S11 E1 S16 W13 N31\$ W15\$.									