LOT 63
IN OR 2085/1523
WOODBRIER PHASE 1 PBK 8/154

HEINDL MICHAEL L/WELLS TAMMY A
94275 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-2500-0063-0000

BUILDING CHARACTERISTICS

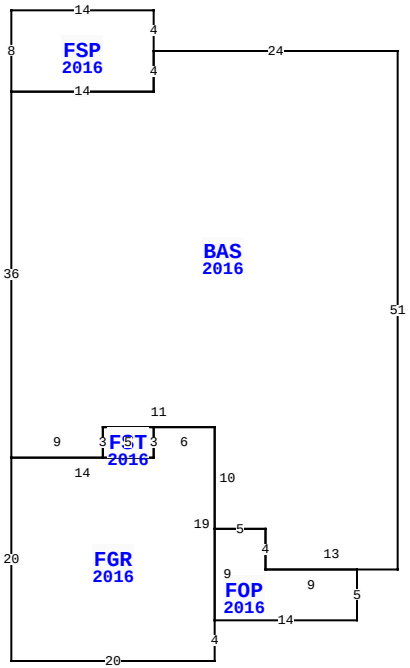
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	SUBAREA MARKET VALUE
BAS	1,609	100	1,609	188,661
FGR	418	55	230	26,968
FOP	90	30	27	3,166
FSP	112	40	45	5,277
FST	15	55	8	938
TOTALS	2,244		1,919	225,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	127.2383	120.88	231,969	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1609 HX Base Yr 2017



94275 WOODBRIER CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,010
TOTAL MARKET OB/XF VALUE		3,731
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		303,741
SOH/AGL Deduction		102,987
ASSESSED VALUE		200,754
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,754
TOTAL JUST VALUE		303,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632583	CO ISSUED	0	11/10/2016
B1632583	NEW CONSTR	218,025	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2085/1523	11/23/2016	WD	Q	I	01	207,400

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: HEINDL MICHAEL L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FSP=[YR=2016] N4 W14 S8 E14 N4$ S4 W14 S36 FGR=[YR=2016] S20 E20 N4 FOP=[YR=2016] E14 N5 W9 N4 W5 S9$ N19 W6 FST=[YR=2016] W5 S3 E5 N3$ S3 W14$ E9 N3 E11 S10 E5 S4 E13 N51$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	11	3	30.00	SF	6.50	6.50	100	2016	2016	3	96	187	
2	0810	CONCRETE A	0	100	0	0	568.00	SF	6.50	6.50	100	2016	2016	3	96	3,544	

LAND DESCRIPTION

TOTAL OB/XF 3,731

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 03/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS