



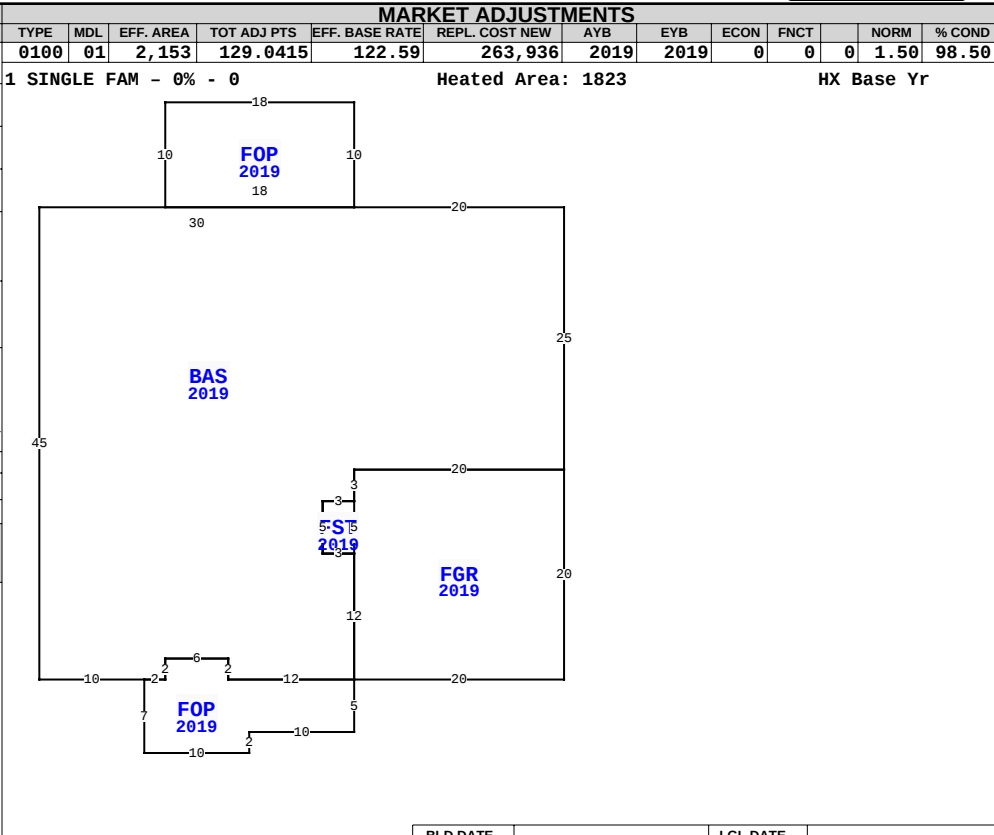
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4035.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	1,823	220,130
FGR	415	55	228	27,532
FOP	132	30	40	4,830
FOP	180	30	54	6,521
FST	15	55	8	966
TOTALS	2,565		2,153	259,977

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	19	3	57.00	SF	6.50	6.50	363
2	0811	CONCRETE B	0	0	0	0	670.00	SF	5.20	5.20	3,414

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



91980 WOODBRIER DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/17/2023 MLU											

TOTAL OB/XF											
3,777											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 259,977											
TOTAL MARKET OB/XF VALUE 3,777											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 338,754											
SOH/AGL Deduction 53,968											
ASSESSED VALUE 284,786											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 284,786											
TOTAL JUST VALUE 338,754											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 327,047											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905071	CO ISSUED	0	08/09/2019
B1905071	NEW CONSTR	251,441	05/15/2019

SALES DATA								
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE
2300/0949	8/23/2019	WD	Q		I		02	249,200
GRANTOR:SEDA CONSTRUCTION COM								
GRANTEE:ANDREWS ROGER M & P								

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ANDREWS ROGER M & P

BUILDING DIMENSIONS											
BAS=[YR=2019] W20 FOP=[YR=2019] N10 W18 S10 E18\$ W30 S45 E10 FOP=[YR=2019] S7 E10 N2 E10 N5 FGR=[YR=2019] E20 N20 W20 S3 FST=[YR=2019] S5 W3 N5 E3\$ W3 S5 E3 S12\$ W12 N2 W6 S2 W2\$ E2 N2 E6 S2 E12 N12 W3 N5 E3 N3 E20 N25\$.											