LOT 26
WOODBRIER PHASE 2 PBK 8/287

KIRKWOOD TODD A & MECHELLE F
91974 WOODBRIER DR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-2501-0026-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

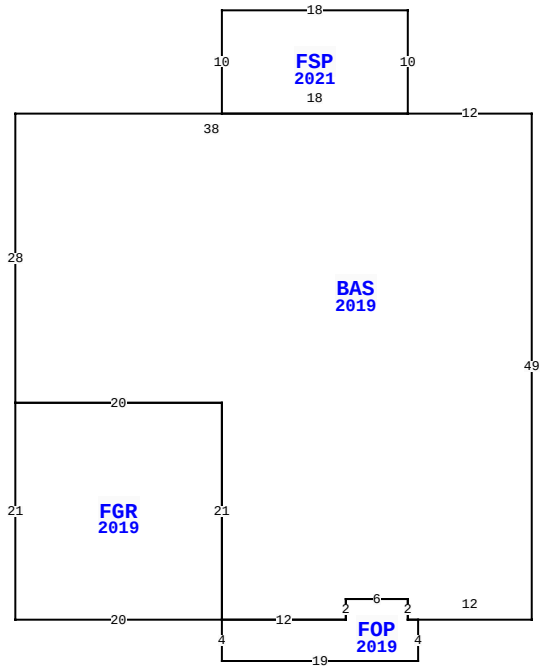
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4035.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2,018	244,312
FGR	420	55	231	27,966
FOP	88	30	26	3,148
FSP	180	40	72	8,717
TOTALS	2,706		2,347	284,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,347	129.3796	122.91	288,470	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2018 HX Base Yr 2020



91974 WOODBRIER DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,143
TOTAL MARKET OB/XF VALUE		55,351
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		414,494
SOH/AGL Deduction		114,551
ASSESSED VALUE		299,943
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		249,943
TOTAL JUST VALUE		414,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112520	SWIM POOL	60,000	09/17/2021
C1904733	CO ISSUED	0	08/13/2019
B1904733	NEW CONSTR	274,515	05/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2302/0065	8/29/2019	WD	Q	I	01	281,200

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: KIRKWOOD TODD A & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FSP=[YR=2021] N10 W18 S10 E18$ W38 S28 FGR=[YR=2019] S21 E20 N21 W20$ E20 S21 FOP=[YR=2019] S4 E19 N4 W1 N2 W6 S2 W12$ E12 N2 E6 S2 E12 N49$.

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	19	3	57.00	SF	6.50	6.50	100	2019	2019	3	98	363	
2	0811	CONCRETE B	0	100	0	0	476.00	SF	5.20	5.20	100	2019	2019	3	98	2,426	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2021	2021	3	95	33,915	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
5	0855	CONC PAVER	0	100	0	0	913.00	SF	10.00	10.00	100	2021	2021	3	99	9,039	
6	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	100	2021	2021	3	95	6,156	
7	0476	VF 6 SBPL	0	100	0	0	32.00	LF	32.00	32.00	100	2021	2021	3	98	1,004	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 55,351

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	000134	C	SFR POND	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