

ANGUS JOHN A & DIANE
92071 WOODBRIER DRIVE
FERNANDINA BEACH, FL 32034

40-2N-28-2501-0028-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 90
Exterior Wall20FACE BRICK 10

RooF Structur03GABLE/HIP 100
RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 60
Interior Floo14CARPET 40
Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms3 100

Frame Stories UnitsOccupancy02WOOD FRAME 100
1.51.5 100
0 100
00NONE 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4035.0100

TOTALS3,2802,541309,707

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0100012,541131.1552124.60316,60920182018002.1897.82

SUBAREA MARKET VALUEBAS FGR PTO FOP FUS BAS

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE309,707
TOTAL MARKET OB/XF VALUE8,216
TOTAL LAND VALUE - MARKET75,000
TOTAL MARKET VALUE392,923
SOH/AGL Deduction107,762
ASSESSED VALUE285,161
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE235,161
TOTAL JUST VALUE392,923
NCNON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE379,116

SALES DATAOFF RECORD NumberDATE TYPE INSTQUANTITYVALUERSN CD SALE PRICE

2229/128110/09/2018WDQI01322,700

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ANGUS JOHN A & DIAN

BUILDING NOTESTOTAL BUILDING DIMENSIONS

FSP=[YR=2018] W13 S12 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S6 E8 S10 E7 N3 FGR=[YR=2018] E19 N10 E12 N20 PTO=[YR=2018] N16 W12 S16 E12\$ W12 S8 W8 N3 W12 S25E1\$ W1N15 W5 S2 W9\$ E9 N2 E5 N10 E12 S3 E8 N38 W13 N4\$ S4 E13 N16\$ PTR= E15 FUS=[YR=2018] E7 N4 E5 S30 W13 N15 E1 N11\$ W15\$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNITDPHT% TOT UNITADJ UNITLAND OTHER AND NOTESYEARDENSITYDECLFRZYRCNSRV

1000134CSFRPOND100RSF-20.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE03/12/2024BYKBATotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS