

FIDUCIA PATRICIA A
2888 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

40-2N-28-2501-0030-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT		CD	31 HARDIE BRD 100		0100 01		2,027		131.6336		125.05		253,476		2018		2018		0		0		2.00		98.00		VALUATION BY		STANDARD			
Exterior Wall		03	GABLE/HIP 100		1		SINGLE FAM - 0% - 0		Heated Area: 1613		HX Base Yr		Tax Group: 4		Tax Dist:		BUILDING MARKET VALUE		248,406		TOTAL MARKET OB/XF VALUE		4,252		TOTAL LAND VALUE - MARKET		75,000					
Roof Cover		03	COMP SHNGL 100		11		CLAY TILE 60		14		CARPET 40		03		CENTRAL 100		04		AIR DUCTED 100		3 100		2 100		WOOD FRAME 100		1. 100		0 100			
Interior Wall		05	DRYWALL 100		00		NONE 100		BAS 2018		FOP 2018		FST 2018		FGR 2018		FOP 2018		FST 2018		FGR 2018		FOP 2018		FST 2018		FGR 2018		FOP 2018			
Interior Floo		11	CLAY TILE 60		14		CARPET 40		03		CENTRAL 100		04		AIR DUCTED 100		3 100		2 100		WOOD FRAME 100		1. 100		0 100		NONE 100		00			
Air Condition		03	CENTRAL 100		04		AIR DUCTED 100		3 100		2 100		WOOD FRAME 100		1. 100		0 100		NONE 100		00		00		00		00		00			
Heating Type		04	AIR DUCTED 100		00		NONE 100		00		00		00		00		00		00		00		00		00		00		00			
Bedrooms			3 100		2 100		WOOD FRAME 100		1. 100		0 100		NONE 100		00		00		00		00		00		00		00		00			
Bathrooms			3 100		2 100		WOOD FRAME 100		1. 100		0 100		NONE 100		00		00		00		00		00		00		00		00			
Frame		02	WOOD FRAME 100		00		NONE 100		00		00		00		00		00		00		00		00		00		00		00			
Stories		1.	1. 100		0 100		NONE 100		00		00		00		00		00		00		00		00		00		00		00			
Units		00	NONE 100		00		NONE 100		00		00		00		00		00		00		00		00		00		00		00			
Occupancy		00	NONE 100		00		NONE 100		00		00		00		00		00		00		00		00		00		00		00			
Quality		06	Quality Level 06		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					
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		1,613		100			
MAP NUM			MKT AREA		04		NEIGHBORHOOD/LOC		4035.0100		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,613		100		1,613		197,672			
NEIGHBORHOOD/LOC		4035.0100	AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,613		100		1,613		197,672		FGR		618		55		340		41,667	
TOTALS		2,466	2,027		248,406		92075 WOODBRIER DR, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/17/2023		MLU		EXTRA FEATURES		92075 WOODBRIER DR, FERNANDINA BEACH		TOTAL OB/XF		4,252	
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 0		0 0		798.00		SF 5.20		5.20		100		2018		2018		3		97		4,025							
2		0810	CONCRETE A		0 0		0 0		36.00		SF 6.50		6.50		100		2018		2018		3		97		227							