LOT 31
WOODBRIER PHASE 2 PBK 8/287

CREA LIVING TRUST/CREA VIRGINIA T TRUSTEE
92077 WOODBRIER DR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-2501-0031-0000

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 50
Interior Floo	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

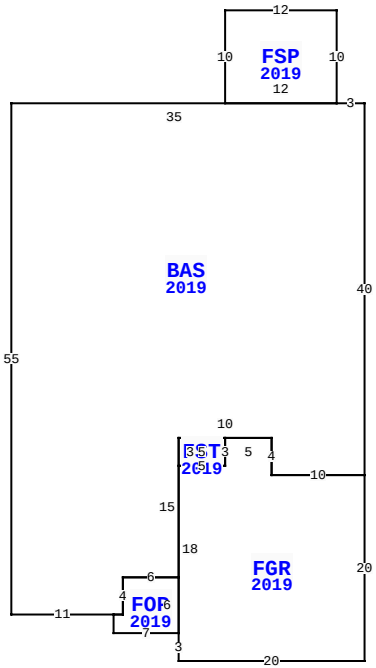
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4035.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,726	100	1,726	210,235
FGR	425	55	234	28,502
FOP	38	30	11	1,340
FSP	120	40	48	5,847
FST	15	55	8	974
TOTALS	2,324		2,027	246,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,027	130.1685	123.66	250,659	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1726 HX Base Yr 2020



92077 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		246,899
TOTAL MARKET OB/XF VALUE		3,841
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		325,740
SOH/AGL Deduction		101,587
ASSESSED VALUE		224,153
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		169,153
TOTAL JUST VALUE		325,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902564	CO ISSUED	0	06/07/2019
B1902564	NEW CONSTR	237,123	03/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/0399	7/12/2019	WD	Q	I	02	244,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CREA LIVING TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W3 FSP=[YR=2019] N10 W12 S10 E12$ W35 S55 E11
FOP=[YR=2019] S2 E7 FGR=[YR=2019] S3 E20 N20 W10 N4 W5
FST=[YR=2019] W5 S3 E5 N3$ S3 W5 S18$ N6 W6 S4 W1$ E1 N4 E6
N15 E10 S4 E10 N40$.

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	8	3	24.00	SF	6.50	6.50	100	2019	2019	3	98	153	
2	0810	CONCRETE A	0	100	0	0	579.00	SF	6.50	6.50	100	2019	2019	3	98	3,688	

LAND DESCRIPTION

TOTAL OB/XF 3,841

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