

TRACT B
 LANDSCAPE/UTILITIES
 WOODBRIER PHASE 2 PBK 8/287

WOODBRIER HOMEOWNERS ASSC INC
 2120 CORPORATE SQUARE BLVD #7
 JACKSONVILLE, FL 32216

2024

40-2N-28-2501-00TB-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																						STANDARD																	
																				VALUATION BY					Tax Group: 4					Tax Dist:									
																				BUILDING MARKET VALUE										0									
																				TOTAL MARKET OB/XF VALUE										0									
																				TOTAL LAND VALUE - MARKET										100									
																				TOTAL MARKET VALUE										100									
																				SOH/AGL Deduction										0									
																				ASSESSED VALUE										100									
																				TOTAL EXEMPTION VALUE										0									
																				BASE TAXABLE VALUE										100									
																				TOTAL JUST VALUE										100									
																				NCON VALUE										0									
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										100									
																				PERMIT NUM				DESCRIPTION				AMT				ISSUED							
																				SALES DATA																			
																				OFF RECORD		DATE		TYPE	Q	V	RSN	SALE											
																				Number				U	I	CD	PRICE												
																				BUILDING NOTES																			
																				BUILDING DIMENSIONS																			
TOTALS										93502 WOODBRIER DR, FERNANDINA BEACH										0																			
EXTRA FEATURES																																							
L	OB/XF	DESCRIPTION								BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT	ORIG	YEAR	YEAR	Q	%	OB/XF MKT	NOTES															
N	CODE															PRICE	COND	ON	ACTUAL		COND	VALUE																	
																				TOTAL OB/XF										0									
LAND DESCRIPTION																																							
L	USE	CLS	LAND USE DESCRIPTION				CAP	R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ	UNIT	ADJ	UNIT	LAND	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
N	CODE							D	ZONE			LND	T	T	FACT	COND	ADJ	PRICE	PRICE		PRICE	VALUE	AND NOTES																
1	000005	C	COMMON S/D L				0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00		100																		
																				REVIEW DATE 03/12/2024 BY KBA										Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2024 BY SYS									