

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

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

2024

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
										VALUATION BY STANDARD 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																			
DOR CODE 0005 COMMON S/D LANDS																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I / I / CD PRICE									
MAP NUM MKT AREA 04																				BUILDING NOTES									
NEIGHBORHOOD/LOC 4035.0100																				BUILDING DIMENSIONS									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS										93503 WOODBRIER DR, FERNANDINA BEACH																			
EXTRA FEATURES										TOTAL OB/XF										0									
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													
LAND DESCRIPTION										TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
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									