

TAYLOR DANIEL & BARBARA ANN
94002 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2025

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

010001

Exterior Wall
Roof Structur

3103

HARDIE BRD 100
GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

11

CLAY TILE 60

Interior Floo

14

CARPET 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3 100

Frame

02

WOOD FRAME 100

Stories

1.5

1.5 100

Units

0 100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4035.00

TOTALS

2,707

2,336

304,948

MARKET ADJUSTMENTS

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

0100012,336133.8876133.89312,76720182018002.5097.50

1 SINGLE FAM - 0% - 2023Heated Area: 2007HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE304,948

TOTAL MARKET OB/XF VALUE3,151

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE393,099

SOH/AGL Deduction0

ASSESSED VALUE393,099

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE393,099

TOTAL JUST VALUE393,099

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE369,325

PERMIT NUMDESCRIPTIONAMTISSUED

C1804066C0 ISSUED007/24/2018

B1804066NEW CONSTR266,45204/23/2018

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSN CD SALE PRICE

2563/04945/12/2022WD Q Q I I 01471,000

GRANTOR: COCHRAN BARRY D & LYD

GRANTEE: TAYLOR DANIEL & BAR

2221/10078/23/2018WD Q Q I I 01232,400

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: COCHRAN BARRY D & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FOP=[YR=2018] N6 W13 S10 E13 N4\$ S4 W13 S38
FGR=[YR=2018] S22 E20 N7 FOP=[YR=2018] E14 N6 W9 N2 W5 S8\$
N18 W12 S3 W8\$ E8 N3 E12 S10 E5 S2 E13 N51\$ PTR=E15
FUS=[YR=2018] E5 S4 E7 S11 E1 S15 W13 N30\$ W15\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000576.00SF5.205.20100201820183972,905

20810CONCRETE A000039.00SF6.506.5010020182018397246

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

94002 WOODBRIER CIR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/25/2025MLU