LOT 2
WOODBRIER PHASE 1 PBK 8/154

PICKETT LINDSEY S
94008 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

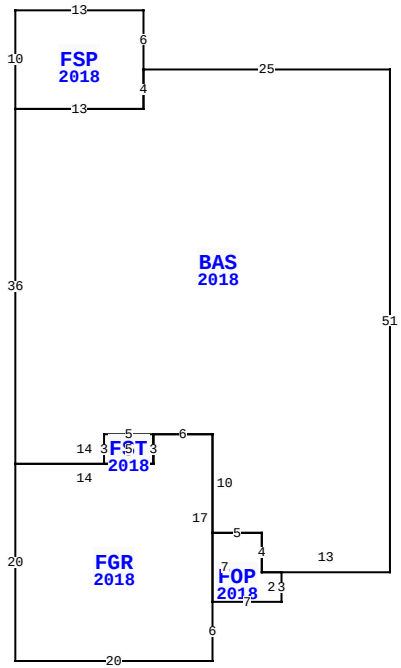
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100	2018	1,628	206,619
FGR	418	55	2018	230	29,191
FOP	41	30	2018	12	1,523
FSP	130	40	2018	52	6,600
FST	15	55	2018	8	1,015
TOTALS	2,232			1,930	244,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,930	130.1685	130.17	251,228	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1628 HX Base Yr 2022



94008 WOODBRIER CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,947
TOTAL MARKET OB/XF VALUE		3,047
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		332,994
SOH/AGL Deduction		82,286
ASSESSED VALUE		250,708
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,986
TOTAL JUST VALUE		332,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1710187	CO ISSUED	0	02/16/2018
B1710187	NEW CONSTR	211,417	11/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/0788	8/02/2021	WD	Q	I	02	295,000
GRANTOR: TAYLOR MICHAEL W						
GRANTEE: PICKETT LINDSEY S						
2193/1409	4/30/2018	WD	Q	I	01	219,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TAYLOR MICHAEL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FSP=[YR=2018] N6 W13 S10 E13 N4$ S4 W13 S36 FGR=[YR=2018] S20 E20 N6 FOP=[YR=2018] E7 N3 W2 N4 W5 S7$ N17 W6 FST=[YR=2018] S3 W5 N3 E5 $ S3 W14$ E14 N3 E6 S10 E5 S4 E13 N51$.

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	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	100	2018	2018	3	97	3,047	

LAND DESCRIPTION

TOTAL OB/XF 3,047

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS