LOT 5
WOODBRIER PHASE 1 PBK 8/154

MEZA ANGELA
94032 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

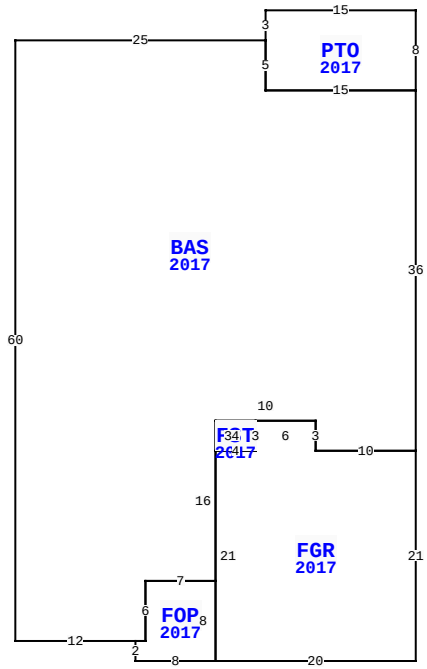
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,873	100	2017	1,873	231,430
FGR	438	55	2017	241	29,778
FOP	58	30	2017	17	2,101
FST	12	55	2017	7	865
PTO	120	5	2017	6	741
TOTALS	2,501			2,144	264,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	127.5764	127.58	273,532	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2020 Heated Area: 1873 HX Base Yr 2020



94032 WOODBRIER CR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,916
TOTAL MARKET OB/XF VALUE		42,709
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		392,625
SOH/AGL Deduction		122,824
ASSESSED VALUE		269,801
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,079
TOTAL JUST VALUE		392,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710441	SWIM POOL	37,600	11/01/2017
C1702618	CO ISSUED	0	06/29/2017
B1702618	NEW CONSTR	235,140	03/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/0163	7/15/2019	WD	Q	I	02	310,000
GRANTOR: MUGFORD THOMAS G JR &						
GRANTEE: COCHARD RAYMOND J &						
2135/1398	7/21/2017	WD	Q	I	01	216,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MUGFORD THOMAS G JR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W15 S3 BAS=[YR=2017] W25 S60 E12 FOP=[YR=2017] S2 E8 FGR=[YR=2017] E20 N21 W10 N3 W6 FST=[YR=2017] W4 S3 E4 N3$ S3 W4 S21$ N8 W7 S6 W1$ E1 N6 E7 N16 E10S3 E10 N36 W15 N5 $ S5 E15 N8$.

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	637.00	SF	5.20	5.20	100	2017	2017	3	96	3,180	
2	0810	CONCRETE A	0	100	3	10	30.00	SF	6.50	6.50	100	2017	2017	3	96	187	
3	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00	85.00	100	2018	2018	3	84	28,917	
4	0855	CONC PAVER	0	100	0	0	324.00	SF	7.00	7.00	100	2018	2018	3	97	2,200	
5	0476	VF 6 SBPL	0	100	0	0	270.00	LF	32.00	32.00	100	2018	2018	3	92	7,949	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 42,709

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