LOT 6
IN OR 2148/1999
WOODBRIER PHASE 1 PBK 8/154

SMITH ELMER RAY & MELINDA M
94040 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

**2025**

**40-2N-28-2500-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

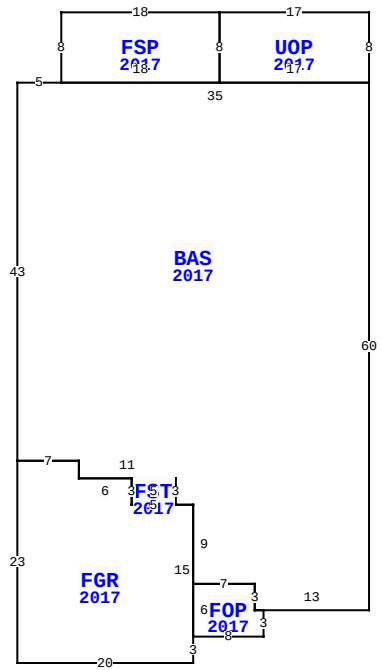
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 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 | 2,071 | 100 | 2017 | 2,071 | 256,558 |
| FGR | 413 | 55 | 2017 | 227 | 28,121 |
| FOP | 45 | 30 | 2017 | 14 | 1,735 |
| FSP | 144 | 40 | 2017 | 58 | 7,185 |
| FST | 15 | 55 | 2017 | 8 | 991 |
| UOP | 136 | 20 | 2017 | 27 | 3,345 |
| TOTALS | 2,824 | | | 2,405 | 297,934 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,405 | 127.9145 | 127.91 | 307,624 | 2017 | 2017 | 0 | 0 | 0 | 3.15 | 96.85 |

1 SINGLE FAM – 100% - 2018 Heated Area: 2071 HX Base Yr 2018




94040 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 | | 297,934 |
| TOTAL MARKET OB/XF VALUE | | 3,842 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 386,776 |
| SOH/AGL Deduction | | 252,969 |
| ASSESSED VALUE | | 133,807 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 83,085 |
| TOTAL JUST VALUE | | 386,776 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 363,393 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1704318 | CO ISSUED | 0 | 08/24/2017 |
| B1704318 | NEW CONSTR | 259,508 | 05/16/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2148/1999 | 9/28/2017 | WD | Q | I | 02 | 239,000 |

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SMITH ELMER RAY & M

## BUILDING NOTES

## 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 | 736.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 96 | 3,674 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 27.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 96 | 168 | |

## BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-35,8] W5 S43 E7 S2 E11 S3 E2 S9 E7 S3 E13 N60 W35 $
FGR=[YR=2017;ORIG=-40,51] S23 E20 N3 N15 W2 W5 N3 W6 N2 W7 $
FSP=[YR=2017;ORIG=-17,0] W18 S8 E18 N8 $
UOP=[YR=2017;ORIG=0,0] W17 S8 E17 N8 $
FOP=[YR=2017;ORIG=-20,71] E8 N3 W1 N3 W7 S6 $
FST=[YR=2017;ORIG=-22,56] N3 W5 S3 E5 $
.

## LAND DESCRIPTION

TOTAL OB/XF 3,842

| 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