LOT 8
WOODBRIER PHASE 1 PBK 8/154

94056 WOODBRIER LLC
549 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

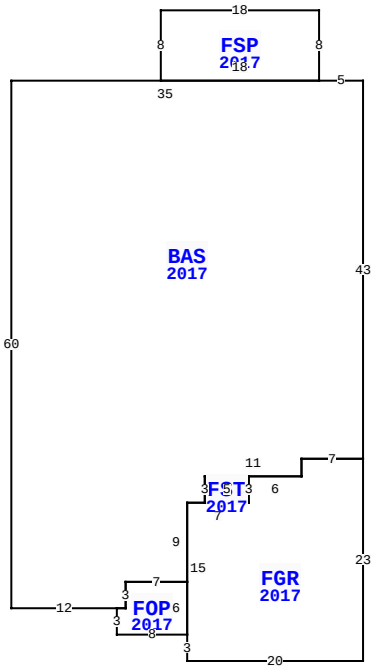
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
TOTALS	2,688			2,378	294,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,378	127.9145	127.91	304,170	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 0% - 2024 Heated Area: 2071 HX Base Yr



94056 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	294,589
TOTAL MARKET OB/XF VALUE	3,127
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	382,716
SOH/AGL Deduction	0
ASSESSED VALUE	382,716
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,716
TOTAL JUST VALUE	382,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702129	CO ISSUED	0	06/02/2017
B1702129	NEW CONSTR	259,508	03/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1384	3/18/2024	WD	U	I	11	100
GRANTOR: RINKER LYNN DEE						
GRANTEE: 94056 WOODBRIER LLC						
2649/275	6/14/2023	WD	U	I	30	100
GRANTOR: RINKER LYNN DEE						
GRANTEE: 94056 WOODBRIER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W5 FSP=[YR=2017] N8 W18 S8 E18$ W35 S60 E12
FOP=[YR=2017] S3 E8 FGR=[YR=2017] S3 E20 N23 W7 S2 W6
FST=[YR=2017] W5 S3 E5 N3$ S3 W7 S15 $ N6 W7 S3 W1$ E1 N3 E7
N9 E2 N3 E11 N2 E7 N43$.

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	0	0	0	589.00	SF	5.20	5.20	100	2017	2017	3	96	2,940	
2	0810	CONCRETE A	0	0	3	10	30.00	SF	6.50	6.50	100	2017	2017	3	96	187	

LAND DESCRIPTION

TOTAL OB/XF 3,127

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	0		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