LOT 10
WOODBRIER PHASE 1 PBK 8/154

DEAL JOANNA C L/E/
94072 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0010-0000

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 60
Interior Floo	14	CARPET 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

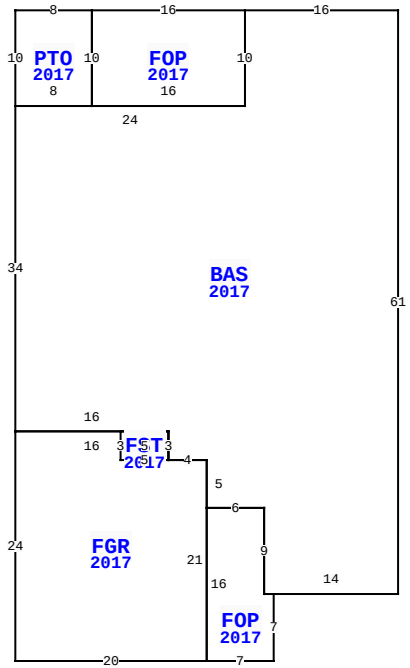
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	2017	1,818	230,149
FGR	468	55	2017	257	32,535
FOP	103	30	2017	31	3,925
FOP	160	30	2017	48	6,076
FST	15	55	2017	8	1,013
PTO	80	5	2017	4	506
TOTALS	2,644			2,166	274,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,166	130.5066	130.51	282,685	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1818 HX Base Yr 2025



94072 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		274,204
TOTAL MARKET OB/XF VALUE		3,170
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		362,374
SOH/AGL Deduction		237,609
ASSESSED VALUE		124,765
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		69,043
TOTAL JUST VALUE		362,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707286	CO ISSUED	0	11/17/2017
B1707286	NEW CONSTR	233,645	08/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/433	4/01/2024	QC	U	I	11	100
GRANTOR: DEAL JOANNA C						
GRANTEE: DEAL BRIAN C						
2691/1011	1/23/2024	WD	Q	I	01	425,000
GRANTOR: PUNKY LIVING TRUST						
GRANTEE: DEAL JOANNA C						

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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2017	2017	3	96	150	
2	0811	CONCRETE B	0	100	0	0	605.00	SF	5.20	5.20	100	2017	2017	3	96	3,020	

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] W16 PTO=[YR=2017] W8 S10 E8 N10$ S10 E16 N10$ S10 W24 S34 FGR=[YR=2017] S24 E20 FOP=[YR=2017] E7 N7 W1 N9 W6 S16$ N21 W4 FST=[YR=2017] W5 N3 E5 S3$ N3 W16$ E16 S3 E4 S5 E6 S9 E14 N61$.

LAND DESCRIPTION

TOTAL OB/XF 3,170

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