

LOT 15  
IN OR 2104/1713  
WOODBRIER PHASE 1 PBK 8/154

WARD CHARLES J & PHYLLIS R  
94112 WOODBRIER CIR  
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0015-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 05  | AVERAGE 70     |
| Exterior Wall            | 16  | WD FR STUC 30  |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 11  | CLAY TILE 50   |
| Interior Floor           | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 2. 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       | 1,678            | 100         | 2017 | 1,678        | 191,539              |
| FGR       | 460              | 55          | 2017 | 253          | 28,880               |
| FOP       | 52               | 30          | 2017 | 16           | 1,827                |
| FSP       | 128              | 40          | 2017 | 51           | 5,822                |
| FUS       | 1,152            | 100         | 2017 | 1,152        | 131,498              |
| PTO       | 56               | 5           | 2017 | 3            | 343                  |
| STR       | 56               | 10          | 2017 | 6            | 685                  |

TOTALS 3,582 3,159 360,592

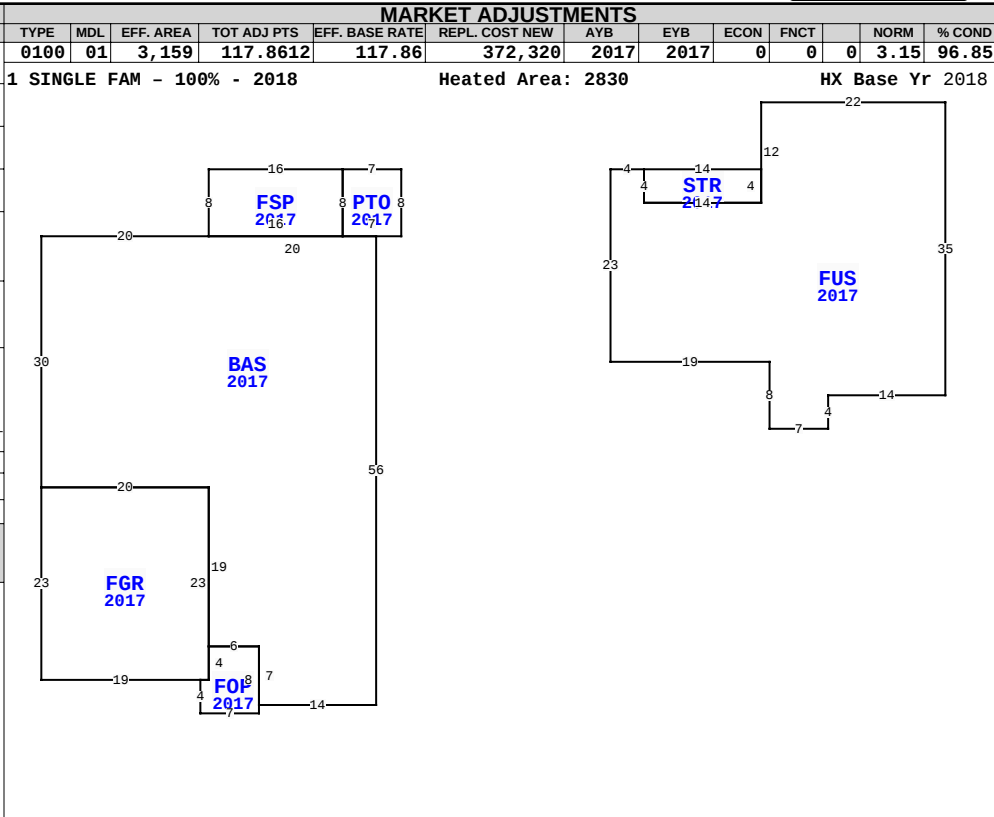
EXTRA FEATURES

| L N | 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 | 10 | 3 | 30.00  | SF | 6.50  | 6.50           | 100       | 2017    | 2017        | 3 | 96     | 187             |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0 | 648.00 | SF | 6.50  | 6.50           | 100       | 2017    | 2017        | 3 | 96     | 4,044           |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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



94112 WOODBRIER CIR, FERNANDINA BEACH

BLD DATE 04/25/2025 MLU

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF 4,231

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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     |                             |      |         |      |     |    |        |

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 360,592  |
| TOTAL MARKET OB/XF VALUE  |           | 4,231    |
| TOTAL LAND VALUE - MARKET |           | 85,000   |
| TOTAL MARKET VALUE        |           | 449,823  |
| SOH/AGL Deduction         |           | 157,796  |
| ASSESSED VALUE            |           | 292,027  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722   |
| BASE TAXABLE VALUE        |           | 241,305  |
| TOTAL JUST VALUE          |           | 449,823  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 423,615  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| AP164094   | CO ISSUED   | 0       | 01/24/2017 |
| B1633213   | NEW CONSTR  | 342,905 | 10/01/2016 |

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 2104/1713         | 3/01/2017 | WD        | Q   | I   | 01     | 273,700    |

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: WARD CHARLES J & PH

SALES DATA

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W7 FSP=[YR=2017] W16 S8 BAS=[YR=2017] W20 S30 FGR=[YR=2017] S23 E19 FOP=[YR=2017] S4 E7 N8 W6 S4 W1 \$ E1 N23 W20\$ E20 S19 E6 S7 E14 N56 W20\$ E16 N8\$ S8 E7 N8\$ PTR= E25 FUS=[YR=2017] E4 STR=[YR=2017] E14 S4 W14 N4\$ S4 E14 N12 E22 S35 W14 S4 W7 N8 W19 N23\$ W25\$ .

PRINTED 07/30/2025 BY SYS