LOT 19
IN OR 2133/1937
WOODBRIER PHASE 1 PBK 8/154

SCOTT ASHLEY M
94144 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0019-0000

BUILDING CHARACTERISTICS

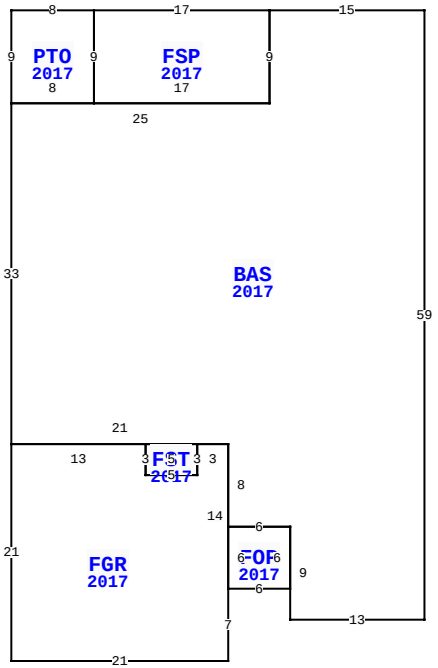
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,724	100	2017	1,724	219,782
FGR	426	55	2017	234	29,831
FOP	36	30	2017	11	1,402
FSP	153	40	2017	61	7,776
FST	15	55	2017	8	1,020
PTO	72	5	2017	4	510
TOTALS	2,426			2,042	260,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,042	131.6336	131.63	268,788	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1724 HX Base Yr 2018



94144 WOODBRIER CR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,321
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		348,561
SOH/AGL Deduction		125,861
ASSESSED VALUE		222,700
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,978
TOTAL JUST VALUE		348,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1701963	CO ISSUED	0	06/05/2017
B1701963	SEDA	220,383	03/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2133/1937	7/10/2017	WD	Q	I	02	210,200

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: SCOTT ASHLEY M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FSP=[YR=2017] W17 PTO=[YR=2017] W8 S9 E8 N9$ S9 E17 N9 $ S9 W25 S33 FGR=[YR=2017] S21 E21 N7 FOP=[YR=2017] E6 N6 W6 S6$ N14 W3 FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W13$ E21 S8 E6 S9 E13 N59$.

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	589.00	SF	5.20	5.20	100	2017	2017	3	96	2,940	
2	0810	CONCRETE A	0	100	3	16	48.00	SF	6.50	6.50	100	2017	2017	3	96	300	

LAND DESCRIPTION

TOTAL OB/XF 3,240

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