LOT 22
WOODBRIER PHASE 1 PBK 8/154

**HEMPSTEAD DALLAS R & JACQUELINE**
94168 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

**2025**

**40-2N-28-2500-0022-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

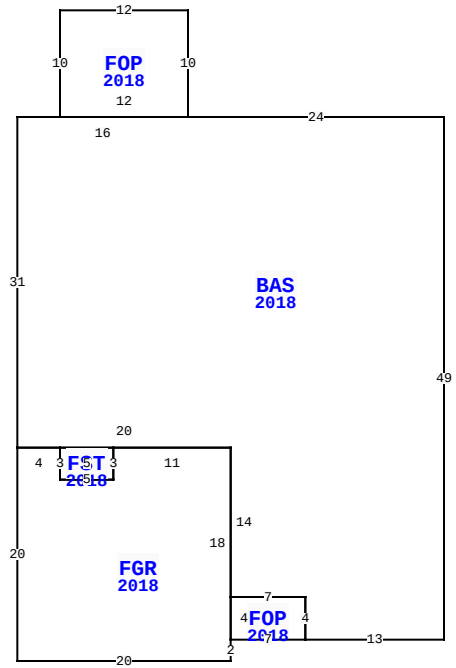
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 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 | 1,572 | 100 | 2018 | 1,572 | 205,036 |
| FGR | 385 | 55 | 2018 | 212 | 27,651 |
| FOP | 28 | 30 | 2018 | 8 | 1,044 |
| FOP | 120 | 30 | 2018 | 36 | 4,695 |
| FST | 15 | 55 | 2018 | 8 | 1,044 |
| TOTALS | 2,120 | | | 1,836 | 239,468 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,836 | 133.9750 | 133.98 | 245,987 | 2018 | 2018 | 0 | 0 | 0 | 2.65 | 97.35 |

1 SINGLE FAM – 0% - 0 Heated Area: 1572 HX Base Yr




94168 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 | 239,468 |
| TOTAL MARKET OB/XF VALUE | 3,060 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 327,528 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 327,528 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 327,528 |
| TOTAL JUST VALUE | 327,528 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 306,722 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1800783 | CO ISSUED | 0 | 04/04/2018 |
| B1800783 | NEW CONSTR | 204,867 | 01/24/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2503/0686 | 9/27/2021 | WD | Q | I | 01 | 305,000 |
| GRANTOR: HUDECEK MICHAEL M ET | | | | | | |
| GRANTEE: HEMPSTEAD DALLAS R | | | | | | |
| 2488/1477 | 8/16/2021 | FJ | U | I | 11 | 0 |
| GRANTOR: HUDECEK ROBERT JAMES | | | | | | |
| GRANTEE: HUDECEK MICHAEL M E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] N10 W12 S10 E12$ W16 S31
FGR=[YR=2018] S20 E20 N2 FOP=[YR=2018] E7 N4 W7 S4$ N18 W11
FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S14 E7 S4 E13
N49$.

## 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 | 573.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 2,890 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 27.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 97 | 170 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,060

| 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