LOT 24
IN OR 2178/1122
WOODBRIER PHASE 1 PBK 8/154

BOYLE KIMBERLEE A
94184 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0024-0000

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

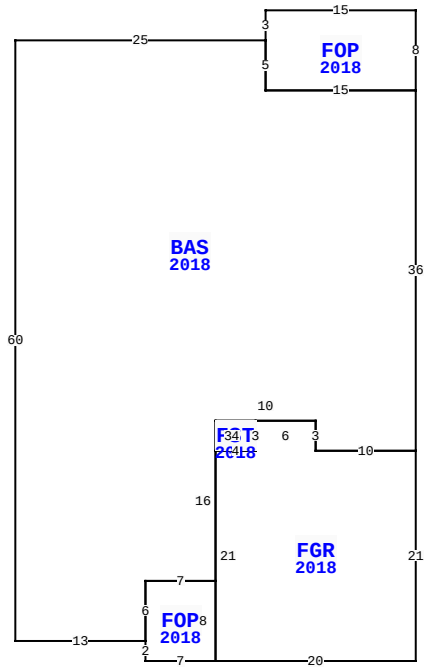
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	2018	1,873	237,967
FGR	438	55	2018	241	30,619
FOP	56	30	2018	17	2,160
FOP	120	30	2018	36	4,574
FST	12	55	2018	7	890
TOTALS	2,499			2,174	276,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,174	130.5066	130.51	283,729	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1873 HX Base Yr 2019



94184 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		276,210
TOTAL MARKET OB/XF VALUE		6,162
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		367,372
SOH/AGL Deduction		130,797
ASSESSED VALUE		236,575
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,853
TOTAL JUST VALUE		367,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709192	CO ISSUED	0	01/31/2018
B1709192	NEW CONSTR	242,585	10/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2178/1122	2/15/2018	WD	Q	I	01	221,200

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: BOYLE KIMBERLEE A

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W15 S3 BAS=[YR=2018] W25 S60 E13 FOP=[YR=2018] S2 E7 FGR=[YR=2018] E20 N21 W10 N3 W6 FST=[YR=2018] W4 S3 E4 N3$ S3 W4 S21$ N8 W7 S6$ N6 E7 N16 E10 S3 E10 N36 W15 N5$ S5 E15 N8$.

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	2018	2018	3	97	2,971	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	97	151	
3	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2018	2018	3	92	2,120	
4	0475	VF 4 SBPL	0	100	0	0	50.00	LF	14.00	14.00	100	2018	2018	3	92	644	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 6,162

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