LOT 28
IN OR 2114/782
WOODBRIER PHASE 1 PBK 8/154

MINOTA CALEB J & CASSANDRA
94216 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0028-0000

BUILDING CHARACTERISTICS

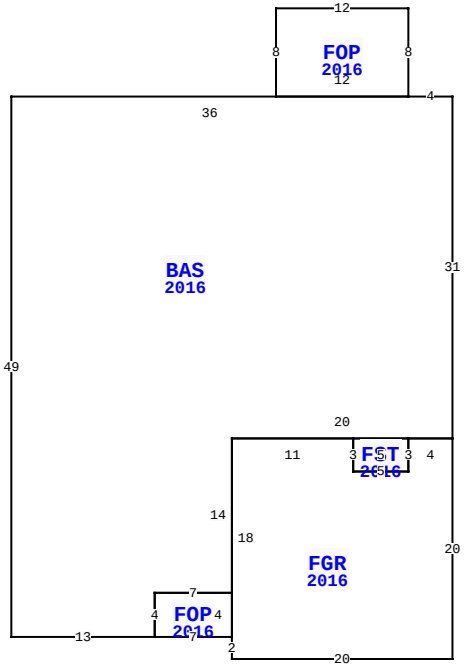
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2016	1,572	196,128
FGR	385	55	2016	212	26,450
FOP	28	30	2016	8	998
FOP	96	30	2016	29	3,618
FST	15	55	2016	8	998
TOTALS	2,096			1,829	228,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,829	129.4900	129.49	236,837	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1572 HX Base Yr 2019



94216 WOODBRIER CIR, 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		228,192
TOTAL MARKET OB/XF VALUE		3,292
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		316,484
SOH/AGL Deduction		113,750
ASSESSED VALUE		202,734
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,012
TOTAL JUST VALUE		316,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632535	CO ISSUED	0	11/04/2016
B1632535	NEW CONSTR	198,204	06/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2114/0782	4/10/2017	WD	Q	I	01	197,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: MINOTA CALEB J & CA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W4 FOP=[YR=2016] N8 W12 S8 E12$ W36 S49 E13
FOP=[YR=2016] E7 FGR=[YR=2016] S2 E20 N20 W4 FST=[YR=2016]
W5 S3 E5 N3$ S3 W5 N3 W11 S18$ N4 W7 S4$ N4 E7 N14 E20 N31$.

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	10	3	30.00	SF	6.50	6.50	100	2016	2016	3	95	185	
2	0811	CONCRETE B	0	100	0	0	629.00	SF	5.20	5.20	100	2016	2016	3	95	3,107	

LAND DESCRIPTION

TOTAL OB/XF 3,292

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