

LOT 29
IN OR 2127/760
WOODBRIER PHASE 1 PBK 8/154

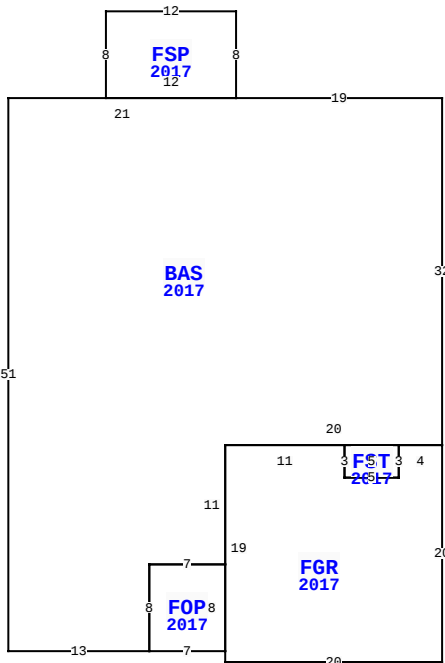
BRUSKO RICHARD J & MAUREEN L
94224 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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 100
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
BAS	1,604	100
FGR	385	55
FOP	56	30
FSP	96	40
FST	15	55
TOTALS	2,156	

MARKET ADJUSTMENTS																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
0100	01	1,879	137.4940	137.49	258,344	2017	2017	0	0	3.15	96.85										
1 SINGLE FAM - 100% - 2018 Heated Area: 1604 HX Base Yr 2018																					
																					
BLD DATE						LGL DATE															
XF DATE						LAND DATE															
INC DATE						AG DATE															
94224 WOODBRIER CR, FERNANDINA BEACH																					
04/25/2025 MLU																					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	100	0	0	724.00	SF	5.20	5.20	100
2	0810	CONCRETE A	0	100	3	8	24.00	SF	6.50	6.50	100
3	0855	CONC PAVER	0	100	4	49	196.00	SF	7.00	7.00	100
4	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 250,206											
TOTAL MARKET OB/XF VALUE 5,580											
TOTAL LAND VALUE - MARKET 85,000											
TOTAL MARKET VALUE 340,786											
SOH/AGL Deduction 198,674											
ASSESSED VALUE 142,112											
TOTAL EXEMPTION VALUE 50,722											
BASE TAXABLE VALUE 91,390											
TOTAL JUST VALUE 340,786											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 319,569											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1701964	CO ISSUED	0	06/01/2017
B1701964	NEW CONSTR	204,560	03/10/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2127/0760	6/16/2017	WD	Q	I	02	225,800	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: BRUSKO RICHARD J &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W19 FSP=[YR=2017] N8 W12 S8 E12\$ W21 S51 E13 FOP=[YR=2017] E7 FGR=[YR=2017] S1 E20 N20 W4 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3 W11 S19\$ N8 W7 S8\$ N8 E7 N11 E20 N32\$.											