



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 70		0100	01	2,363	127.9145	127.91	302,251	2017	2017	0	0	0	3.15	96.85	VALUATION BY					STANDARD											
Exterior Wall	16	WD FR STUC 30		1 SINGLE FAM - 0% - 2025										Heated Area: 2071					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Structure	03	GABLE/HIP 100												BUILDING MARKET VALUE					292,730														
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					44,657														
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					85,000														
Interior Floor	11	CLAY TILE 50												TOTAL MARKET VALUE					422,387														
Interior Floor	14	CARPET 50												SOH/AGL Deduction					0														
Air Condition	03	CENTRAL 100												ASSESSED VALUE					422,387														
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					0														
Bedrooms	3	100												BASE TAXABLE VALUE					422,387														
Bathrooms	2	100												TOTAL JUST VALUE					422,387														
Frame	02	WOOD FRAME 100												NCON VALUE					0														
Stories	1.	1. 100												INCOME VALUE																			
Units	0	100												PREVIOUS YEAR MKT VALUE					400,786														
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	2,071	100	2017	2,071	256,558																												
FGR	413	55	2017	227	28,121																												
FOP	45	30	2017	14	1,735																												
FOP	144	30	2017	43	5,327																												
FST	15	55	2017	8	991																												
TOTALS	2,688			2,363	292,730																												
EXTRA FEATURES						94232 WOODBRIER CR, FERNANDINA BEACH										BLD DATE				LGL DATE				04/25/2025				MLU					
										XF DATE				LAND DATE																			
										INC DATE				AG DATE																			
L N	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	590.00	SF	5.20	5.20	100	2017	2017	3	96	2,945																	
2	0810	CONCRETE A	0	0	0	0	30.00	SF	6.50	6.50	100	2017	2017	3	96	187																	
3	0861	POOL GUNIT	0	0	0	0	264.00	SF	85.00	85.00	100	2017	2017	3	81	18,176																	
4	0911	SCRN RM A	0	0	0	0	931.00	SF	17.50	17.50	100	2017	2017	3	74	12,056																	
5	0855	CONC PAVER	0	0	0	0	667.00	SF	7.00	7.00	100	2017	2017	3	96	4,482																	
6	0476	VF 6 SBPL	0	0	0	0	138.00	LF	32.00	32.00	100	2017	2017	3	90	3,974																	
7	0475	VF 4 SBPL	0	0	0	0	28.00	LF	14.00	14.00	100	2017	2017	3	90	353																	
8	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540																	
9	0462	ST/AL FNC	0	0	0	0	240.00	SF	10.00	10.00	100	2017	2017	3	81	1,944																	
										TOTAL OB/XF												44,657											
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																