LOT 31
WOODBRIER PHASE 1 PBK 8/154

DIAZ DAWN J
94240 WOODBRIER CR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0031-0000

BUILDING CHARACTERISTICS

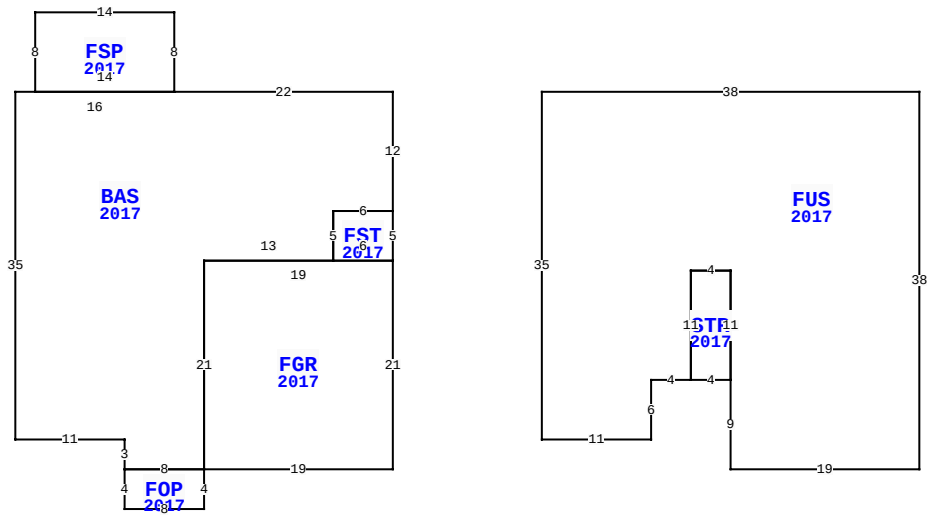
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	982	100	2017	982	113,571
FGR	399	55	2017	219	25,328
FOP	32	30	2017	10	1,156
FSP	112	40	2017	45	5,204
FST	30	55	2017	16	1,851
FUS	1,295	100	2017	1,295	149,771
STR	44	10	2017	4	463
TOTALS	2,894			2,571	297,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,571	119.2320	119.23	306,540	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2277 HX Base Yr 2018



94240 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		297,344
TOTAL MARKET OB/XF VALUE		53,477
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		435,821
SOH/AGL Deduction		140,789
ASSESSED VALUE		295,032
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,310
TOTAL JUST VALUE		435,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908353	SWIM POOL	30,000	08/06/2019
B1701965	CO ISSUED	0	05/25/2017
B1701965	SEDA	279,155	03/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2359/0655	4/22/2020	QC	U	I	11	120,800
GRANTOR: DIAZ DAWN J & REFAEL						
GRANTEE: DIAZ DAWN J						
2129/1400	6/26/2017	WD	Q	I	01	246,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DIAZ DAWN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 FSP=[YR=2017] N8 W14 S8 E14$ W16 S35 E11 S3 FOP=[YR=2017] S4 E8 N4 FGR=[YR=2017] E19 N21 FST=[YR=2017] N5 W6 S5 E6$ W19 S21$ W8$ E8 N21 E13 N5 E6 N12$ PTR=E15 FUS=[YR=2017] E38 S38 W19 N9 STR=[YR=2017] W4 N11 E4 S11$ N11 W4 S11 W4 S6 W11 N35$ W15$.

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	653.00	SF	5.20	5.20	100	2017	2017	3	96	3,260	
2	0810	CONCRETE A	0	100	3	8	24.00	SF	6.50	6.50	100	2017	2017	3	96	150	
3	0861	POOL GUNIT	0	100	0	0	478.00	SF	85.00	85.00	100	2024	2021		98	39,817	
4	0855	CONC PAVER	0	100	0	0	1,025.00	SF	10.00	10.00	100	2024	2021		100	10,250	

LAND DESCRIPTION

TOTAL OB/XF 53,477

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	000134	C	RES POND	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