LOT 36
WOODBRIER PHASE 1 PBK 8/154

LAVACCA BRIAN JAMES & DEBORAH ANN
94280 WOODBRIER CR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0036-0000

BUILDING CHARACTERISTICS

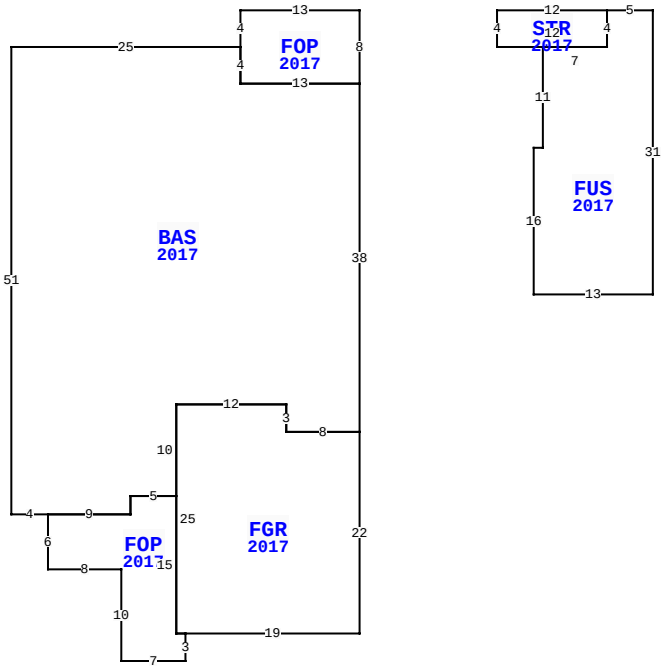
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,660	100	2017	1,660	212,893
FGR	476	55	2017	262	33,601
FOP	104	30	2017	31	3,976
FOP	157	30	2017	47	6,028
FUS	360	100	2017	360	46,169
STR	48	10	2017	5	641
TOTALS	2,805			2,365	303,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,365	132.4225	132.42	313,173	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2021 Heated Area: 2020 HX Base Yr 2021



94280 WOODBRIER CR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 04/25/2025 MLU
AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	303,308
TOTAL MARKET OB/XF VALUE	6,051
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	394,359
SOH/AGL Deduction	129,171
ASSESSED VALUE	265,188
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	214,466
TOTAL JUST VALUE	394,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706056	NEW CONSTR	255,915	07/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/1071	3/12/2020	WD	Q	I	01	280,900
GRANTOR: SMITH LARRY P & VIRGI						
GRANTEE: LAVACCA BRIAN JAMES						
2247/1175	11/01/2017	WD	U	I	11	100
GRANTOR: SMITH LARRY P & VIRGI						
GRANTEE: SMITH LARRY P & VIR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W13 S4 BAS=[YR=2017] W25 S51 E4 FOP=[YR=2017] S6 E8 S10 E7 N3 FGR=[YR=2017] E19 N22 W8 N3 W12 S25 E1$ W1 N15 W5 S2 W9$ E9 N2 E5 N10 E12 S3 E8 N38 W13 N4$ S4 E13 N8$ PTR=E15 STR=[YR=2017] E12 FUS=[YR=2017] E5 S31 W13 N16 E1 N11 E7 N4$ S4 W12 N4$ 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	685.00	SF	5.20	5.20	100	2017	2017	3	96	3,420	
2	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	2017	2017	3	96	131	
3	0855	CONC PAVER	0	100	0	0	250.00	SF	10.00	10.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 6,051

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