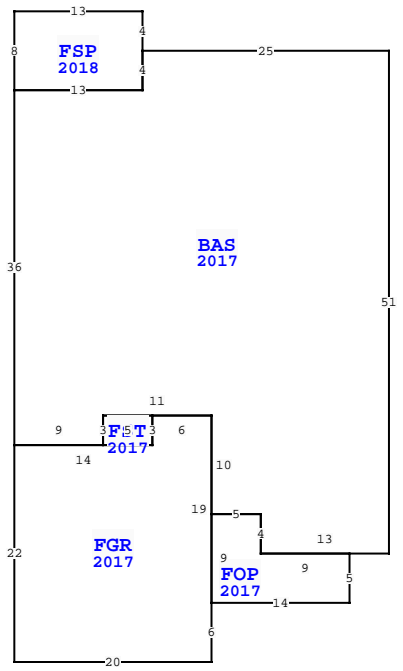




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	70	
Exterior Wall	16		WD FR STUC	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	100	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100	2017	1,613	214,785
FGR	458	55	2017	252	33,556
FOP	90	30	2017	27	3,595
FSP	104	40	2018	42	5,593
FST	15	55	2017	8	1,065
TOTALS	2,280			1,942	258,595

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,942	137.4940	137.49	267,006	2017	2017	0	0	0	3.15	96.85
1 SINGLE FAM - 100% - 2020										Heated Area: 1613	HX Base Yr 2020	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			258,595
TOTAL MARKET OB/XF VALUE			32,562
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			376,157
SOH/AGL Deduction			121,379
ASSESSED VALUE			254,778
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			204,056
TOTAL JUST VALUE			376,157
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			355,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801895	SWIM POOL	35,000	03/01/2018
B1705755	NEW CONSTR	209,594	06/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/1582	7/26/2019	WD Q	Q	I	01	300,000
GRANTOR: LULLI DOMINIC J & JER						
GRANTEE: BROWN KENNETH L & T						
2153/1249	10/23/2017	QC U	U	V	11	100
GRANTOR: LULLI DOMINIC J & JER						
GRANTEE: LULLI DOMINIC J & J						

EXTRA FEATURES															94288 WOODBRIER CR, FERNANDINA BEACH		
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	100	0	0	565.00	SF	5.20	5.20	100	2017	2017	3	96	2,820	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2017	2017	3	96	225	
3	0855	CONC PAVER	0	100	0	0	64.00	SF	10.00	10.00	100	2018	2018	3	97	621	
4	0861	POOL GUNIT	0	100	0	0	250.00	SF	85.00	85.00	100	2018	2018	3	84	17,850	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	78	1,560	
6	0855	CONC PAVER	0	100	0	0	396.00	SF	10.00	10.00	100	2018	2018	3	97	3,841	
7	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2018	2018	3	84	5,645	
TOTAL OB/XF 32,562																	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2017] W25 FSP=[YR=2018] N4 W13 S8 E13 N4\$ S4 W13 S36 FGR=[YR=2017] S22 E20 N6 FOP=[YR=2017] E14 N5 W9 N4 W5 S9\$ N19 W6 FST=[YR=2017] W5 S3 E5 N3 \$ S3 W14\$ E9 N3 E11 S10 E5 S4 E13 N51\$.			

LAND DESCRIPTION										TOTAL OB/XF 32,562														
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							