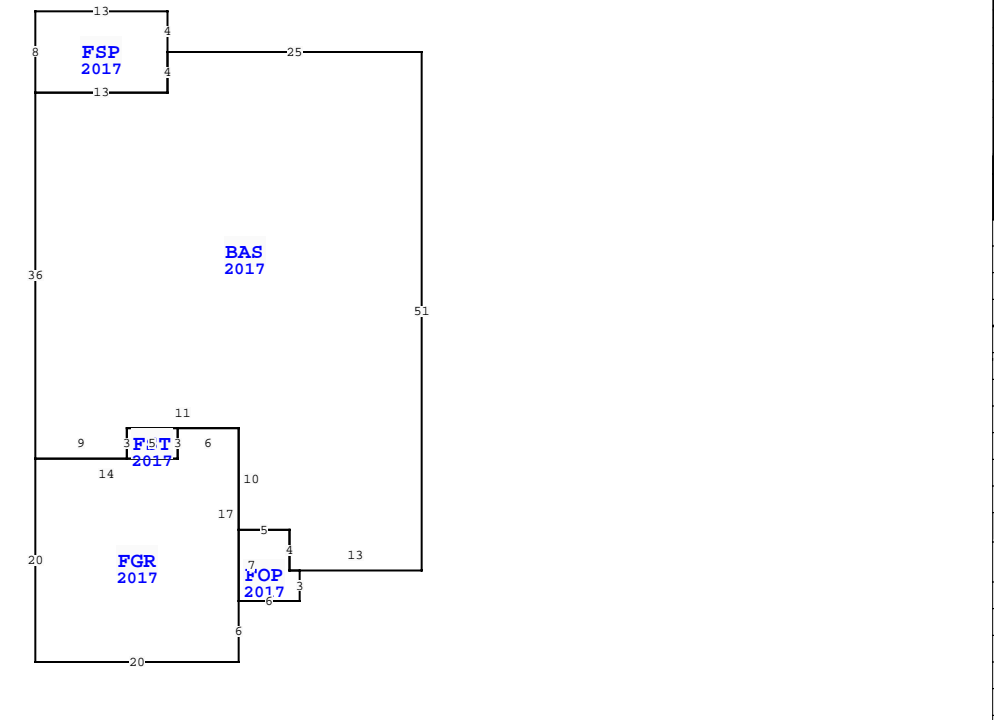




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		0 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,904	130.1685	130.17	247,844	2017	2017	0	0	0	96.85



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			240,037
TOTAL MARKET OB/XF VALUE			5,526
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			330,563
SOH/AGL Deduction			151,885
ASSESSED VALUE			178,678
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			127,956
TOTAL JUST VALUE			330,563
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,822

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	203,350
FGR	418	55	2017	230	28,996
FOP	38	30	2017	11	1,387
FSP	104	40	2017	42	5,295
FST	15	55	2017	8	1,008
TOTALS	2,188			1,904	240,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703650	CO ISSUED	0	08/04/2017
B1703650	NEW CONSTR	206,686	04/25/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/0290	8/22/2017	WD Q	Q	I	02	203,000

94304 WOODBRIER CR, FERNANDINA BEACH
 BLD DATE: [] LGL DATE: 04/25/2025
 XF DATE: [] LAND DATE: [] MLU
 INC DATE: [] AG DATE: []

EXTRA FEATURES																	
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	573.00	SF	5.20	5.20	100	2017	2017	3	96	2,860	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2017	2017	3	96	225	
3	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2017	2017	3	90	1,901	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W25 FSP=[YR=2017] N4 W13 S8 E13 N4\$ S4 W13 S36 FGR=[YR=2017] S20 E20 N6 FOP=[YR=2017] E6 N3 W1 N4 W5 S7\$ N17 W6 FST=[YR=2017] W5 S3 E5 N3 \$ S3 W14\$ E9 N3 E11 S10 E5 S4 E13 N51\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							