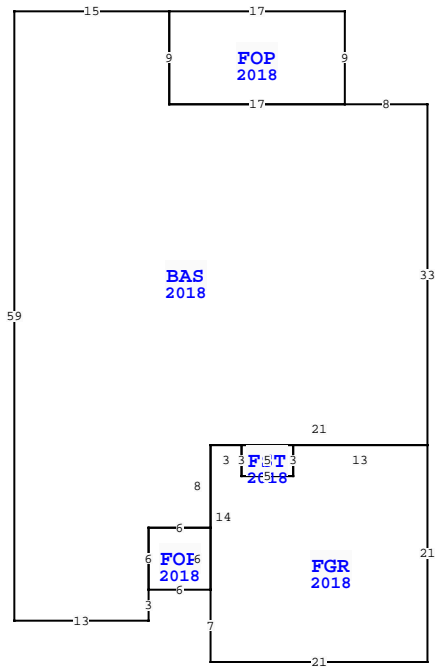


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	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
BAS	1,724	100	2018
FGR	426	55	2018
FOP	36	30	2018
FOP	153	30	2018
FST	15	55	2018
TOTALS	2,354		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,023	122.8430	122.84	248,505	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1724 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			242,292
TOTAL MARKET OB/XF VALUE			3,236
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			330,528
SOH/AGL Deduction			119,055
ASSESSED VALUE			211,473
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			160,751
TOTAL JUST VALUE			330,528
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805885	CO ISSUED	0	09/17/2018
B1805885	NEW CONSTR	229,703	06/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2229/1311	10/09/2018	WD Q	Q I	01	230,000	
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCCARTHY SHAWN P						

EXTRA FEATURES															94059 WOODBRIER CR, FERNANDINA BEACH		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/25/2025	MLU
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	589.00	SF	5.20	5.20	100	2018	2018	3	97	2,971								
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	2018	2018	3	97	265								

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2018] W8 FOP=[YR=2018] N9 W17 S9 E17\$ W17 N9 W15 S59 E13 N3 FOP=[YR=2018] E6 FGR=[YR=2018] S7 E21 N21 W13 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W3 S14\$ N6 W6 S6\$ N6 E6 N8 E21 N33\$.

LAND DESCRIPTION	TOTAL OB/XF															3,236								
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							