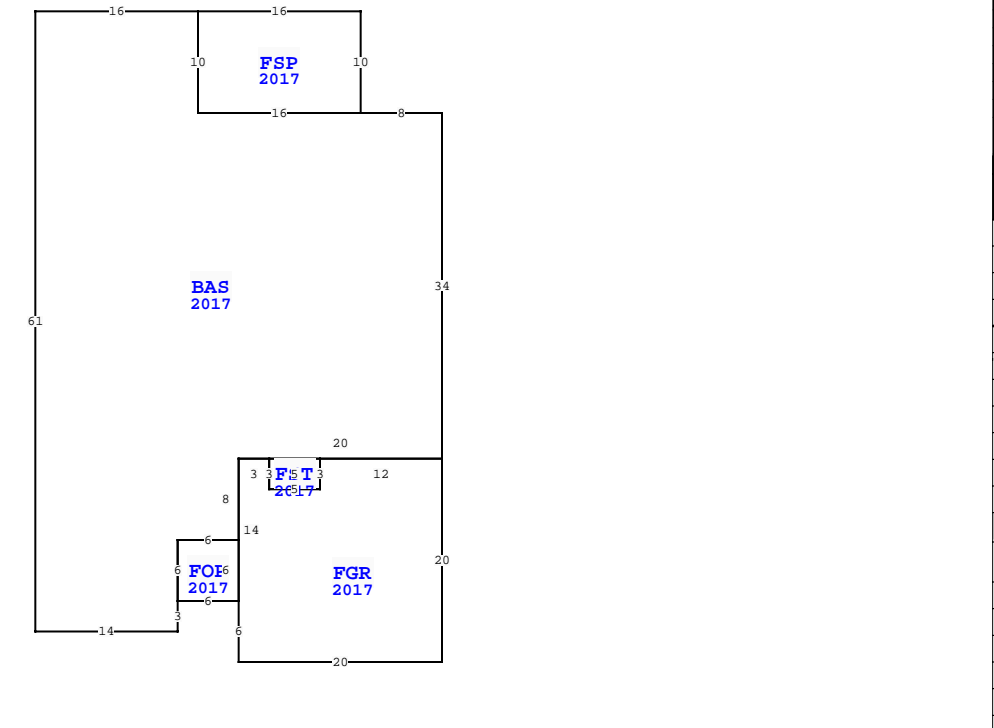


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,101	129.0415	129.04	271,113	2017	2017	0	0	0	3.15	96.85



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	1,806	100	2017	1,806	225,705
FGR	385	55	2017	212	26,494
FOP	36	30	2017	11	1,374
FSP	160	40	2017	64	7,999
FST	15	55	2017	8	999
TOTALS	2,402			2,101	262,573

94067 WOODBRIER CR, FERNANDINA BEACH
 BLD DATE: [] LGL DATE: 04/25/2025 MLU
 XF DATE: [] LAND DATE: []
 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	589.00	SF	5.20	5.20	100	2017	2017	3	96	2,940	
2	0810	CONCRETE A	0	100	0	42.00	SF	6.50	6.50	100	2017	2017	3	96	262	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	262,573			
TOTAL MARKET OB/XF VALUE	3,202			
TOTAL LAND VALUE - MARKET	85,000			
TOTAL MARKET VALUE	350,775			
SOH/AGL Deduction	117,329			
ASSESSED VALUE	233,446			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	182,724			
TOTAL JUST VALUE	350,775			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	328,973			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703648	CO ISSUED	0	08/11/2017
B1703648	NEW CONSTR	227,592	04/25/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2388/1211	8/26/2020	WD Q	Q	I	01	275,000
GRANTOR: METZLER ZACHARY P & S						
GRANTEE: MILDEN KYLE						
2143/0739	8/28/2017	WD Q	Q	I	01	223,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: METZLER ZACHARY P						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2017] W8 FSP=[YR=2017] N10 W16 S10 E16\$ W16 N10 W16 S61 E14 N3 FOP=[YR=2017] E6 FGR=[YR=2017] S6 E20 N20 W12 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3 W3 S14\$ N6 W6 S6\$ N6 E6 N8 E20 N34\$.

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	DPHT 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								