LOT 48
WOODBRIER PHASE 1 PBK 8/154

CHASCO-LANGSHWAGER SUSAN LIVING TRUST/CHASCO SUSAN
94075 WOODBRIER COURT
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0048-0000

BUILDING CHARACTERISTICS

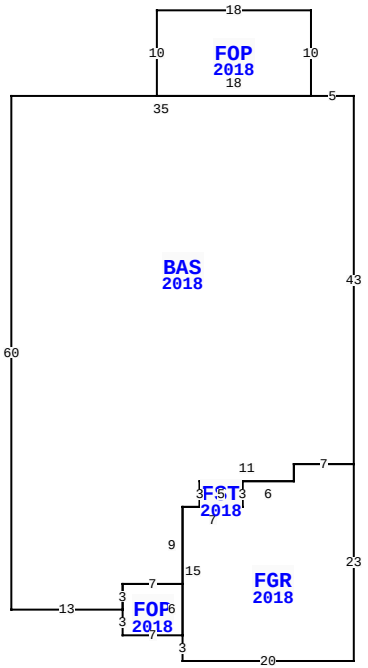
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,071	100	2018	2,071	258,279
FGR	413	55	2018	227	28,310
FOP	42	30	2018	13	1,621
FOP	180	30	2018	54	6,734
FST	15	55	2018	8	997
TOTALS	2,721			2,373	295,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,373	127.9145	127.91	303,530	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2071 HX Base Yr 2019



94075 WOODBRIER CR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	295,942
TOTAL MARKET OB/XF VALUE	3,160
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	384,102
SOH/AGL Deduction	249,146
ASSESSED VALUE	134,956
TOTAL EXEMPTION VALUE	HX HB SX 100,722
BASE TAXABLE VALUE	34,234
TOTAL JUST VALUE	384,102
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1710185	CO ISSUED	0	03/01/2018
B1710185	NEW CONSTR	265,489	11/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0061	11/09/2022	QC	U	I	11	100
GRANTOR: CHASCO SUSAN ANN						
GRANTEE: CHASCO-LANGSCHWAGER						
2245/1118	12/21/2018	WD	Q	I	01	250,300
GRANTOR: GILVEY BRIAN P						
GRANTEE: CHASCO SUSAN ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W5 FOP=[YR=2018] N10 W18 S10 E18$ W35 S60 E13
FOP=[YR=2018] S3 E7 FGR=[YR=2018] S3 E20 N23 W7 S2 W6
FST=[YR=2018] W5 S3 E5 N3$ S3 W7 S15 $ N6 W7 S3$ N3 E7 N9 E2
N3 E11 N2 E7 N43$.

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	589.00	SF	5.20	5.20	100	2018	2018	3	97	2,971	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	97	189	

LAND DESCRIPTION

TOTAL OB/XF 3,160

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	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							

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