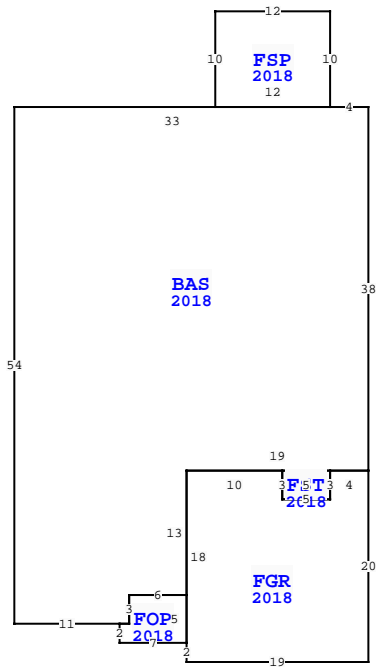


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	70	
Exterior Wall	16		WD FR STUC	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Occupancy	00		NONE	100	
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	1,676	100	2018	1,676	212,384
FGR	365	55	2018	201	25,471
FOP	32	30	2018	10	1,267
FSP	120	40	2018	48	6,082
FST	15	55	2018	8	1,013
TOTALS	2,208			1,943	246,218

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,943	130.1685	130.17	252,920	2018	2018	0	0	2.65	97.35
1 SINGLE FAM - 100% - 2020 Heated Area: 1676 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			246,218
TOTAL MARKET OB/XF VALUE			3,121
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			334,339
SOH/AGL Deduction			112,601
ASSESSED VALUE			221,738
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			171,016
TOTAL JUST VALUE			334,339
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711217	CO ISSUED	0	03/16/2018
B1711217	NEW CONSTR	217,329	12/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/1222	9/10/2019	QC	U	I	11	100
GRANTOR: LEGG LINDA K						
GRANTEE: LEE MONTANA DANIELL						
2300/0097	8/23/2019	WD	Q	I	01	243,000
GRANTOR: YORRO ROBERT G & ROSA						
GRANTEE: LEGG LINDA K						

EXTRA FEATURES															94157 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	589.00	SF	5.20	5.20	100	2018	2018	3	97	2,971	
2	0810	CONCRETE A	0	100	0	24.00	SF	6.50	6.50	100	2017	2017	3	96	150	
TOTALS															3,121	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] W4 FSP=[YR=2018] N10 W12 S10 E12\$ W33 S54 E11 FOP=[YR=2018] S2 E7 FGR=[YR=2018] S2 E19 N20 W4 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W10 S18\$ N5 W6 S3 W1\$ E1 N3 E6 N13 E19 N38\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,121							
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							