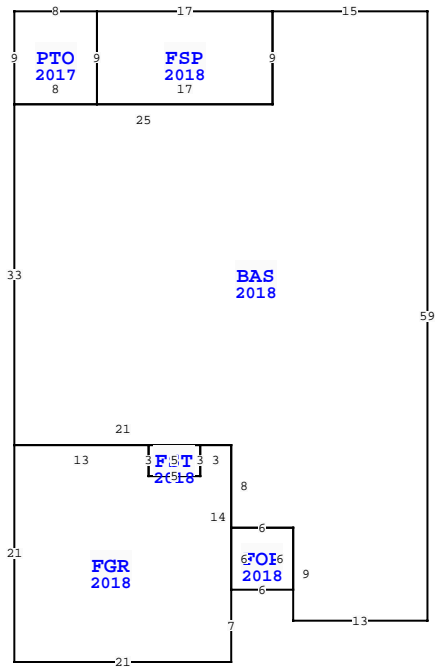


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	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	2,042	130.1685	130.17	265,807	2018	2018	0	0	2.65	97.35

1 SINGLE FAM - 100% - 2019 Heated Area: 1724 HX Base Yr 2019



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	1,724	100	2018	1,724	218,466
FGR	426	55	2018	234	29,653
FOP	36	30	2018	11	1,394
FSP	153	40	2018	61	7,730
FST	15	55	2018	8	1,013
PTO	72	5	2017	4	507
TOTALS	2,426			2,042	258,763

94227 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	0	584.00	SF	5.20	5.20	100	2018	2018	3	97	2,946	
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	2018	2018	3	97	284	

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							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			258,763
TOTAL MARKET OB/XF VALUE			3,230
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			346,993
SOH/AGL Deduction			124,595
ASSESSED VALUE			222,398
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			171,676
TOTAL JUST VALUE			346,993
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802209	CO ISSUED	0	05/21/2018
B1802209	NEW CONSTR	224,838	03/02/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2202/1658	6/08/2018	WD Q	Q	I	02	220,800

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: MOTOLA ALFRED P & K

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W15 FSP=[YR=2018] W17 PTO=[YR=2017] W8 S9 E8 N9\$ S9 E17 N9 \$ S9 W25 S33 FGR=[YR=2018] S21 E21 N7 FOP=[YR=2018] E6 N6 W6 S6\$ N14 W3 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W13\$ E21 S8 E6 S9 E13 N59\$ .	