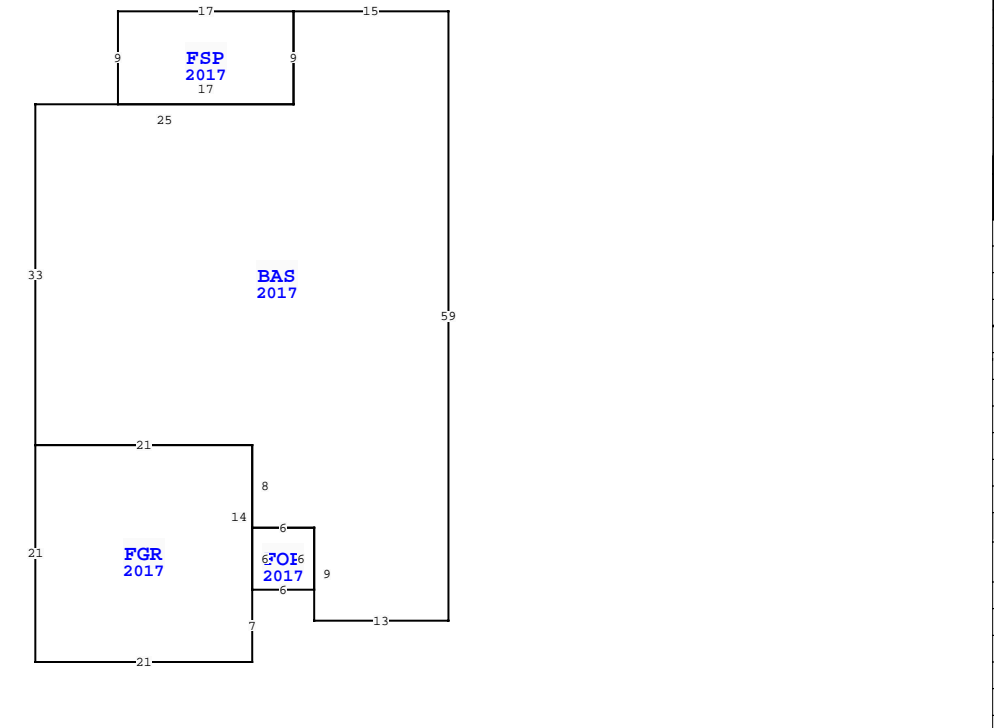


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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	2,039	130.1685	130.17	265,417	2017	2017	0	0	0	3.15 96.85

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	2017	1,724	217,344
FGR	441	55	2017	243	30,635
POP	36	30	2017	11	1,387
FSP	153	40	2017	61	7,690
TOTALS	2,354			2,039	257,056

94251 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	48.00	SF	6.50	6.50	100	2017	2017	3	96	300	

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			257,056
TOTAL MARKET OB/XF VALUE			3,240
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			345,296
SOH/AGL Deduction			124,408
ASSESSED VALUE			220,888
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			170,166
TOTAL JUST VALUE			345,296
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108066	SOLAR PANELS	37,800	08/01/2021
C1707113	CO ISSUED	0	11/08/2017
B1707113	NEW CONSTR	220,383	08/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2178/0429	2/09/2018	WD Q	Q	I	02	219,600

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: LEE PATRICK M & GER

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2017;ORIG=0,0] W15 S9 W25 S33 E21 S8 E6 S9 E13 N59 \$
FGR=[YR=2017;ORIG=-40,42] S21 E21 N7 N14 W21 \$
FSP=[YR=2017;ORIG=-15,0] W17 S9 E17 N9 \$
POP=[YR=2017;ORIG=-19,56] E6 N6 W6 S6 \$