LOT 61
WOODBRIER PHASE 1 PBK 8/154

LUKANUS COLEMAN J
94259 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0061-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

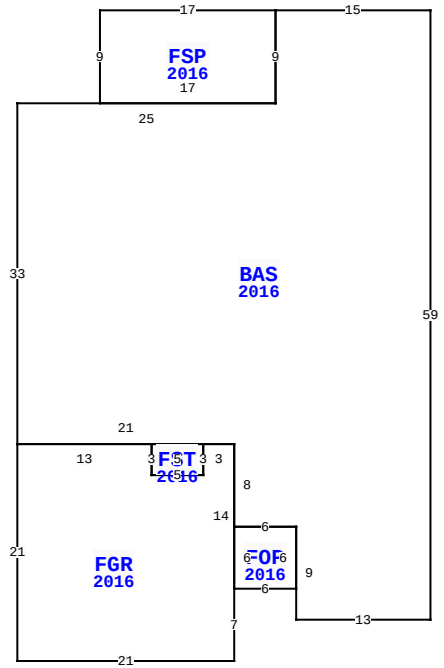
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	2016	1,724	211,684
FGR	426	55	2016	234	28,732
FOP	36	30	2016	11	1,351
FSP	153	40	2016	61	7,490
FST	15	55	2016	8	982
TOTALS	2,354			2,038	250,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,038	127.2383	127.24	259,315	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1724 HX Base Yr 2023



94259 WOODBRIER CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,239
TOTAL MARKET OB/XF VALUE		3,736
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		338,975
SOH/AGL Deduction		13,608
ASSESSED VALUE		325,367
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		274,645
TOTAL JUST VALUE		338,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632187	NEW CONSTR	0	04/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0287	8/28/2020	WD	Q	I	01	248,900
GRANTOR: JOHNSON WILBUR L						
GRANTEE: LUKANUS COLEMAN J						
2090/0533	12/19/2016	WD	Q	I	01	214,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JOHNSON WILBUR L						

BUILDING NOTES

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	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2016	2016	3	95	185	
2	0810	CONCRETE A	0	100	0	0	575.00	SF	6.50	6.50	100	2016	2016	3	95	3,551	

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FSP=[YR=2016] W17 S9 E17 N9$ S9 W25 S33
FGR=[YR=2016] S21 E21 N7 FOP=[YR=2016] E6 N6 W6 S6$ N14 W3
FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W13$ E21 S8 E6 S9 E13
N59$.

LAND DESCRIPTION

TOTAL OB/XF 3,736

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