



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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4035.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	2017	1,660	212,893
FGR	476	55	2017	262	33,601
FOP	157	30	2017	47	6,028
FSP	156	40	2017	62	7,951
FUS	360	100	2017	360	46,169
STR	48	10	2017	5	641

TOTALS	2,857			2,396	307,284
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	605.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50
3	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2020

Heated Area: 2020

HX Base Yr 2020

94267 WOODBRIER CIR, FERNANDINA BEACH

TOTAL OB/XF									
6,669									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					307,284				
TOTAL MARKET OB/XF VALUE					6,669				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					398,953				
SOH/AGL Deduction					157,908				
ASSESSED VALUE					241,045				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					185,323				
TOTAL JUST VALUE					398,953				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					375,261				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706592	CO ISSUED	0	11/07/2017
B1706592	NEW CONSTR	257,453	07/24/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2281/0896	6/07/2019	WD	Q	I	01	275,000
GRANTOR: COURNOYER RICHARD & D						
GRANTEE: MARQUES THURMON J &						
2161/0986	11/21/2017	WD	Q	I	01	260,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COURNOYER RICHARD &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W25 FSP=[YR=2017] N8 W13 S12 E13 N4\$ S4 W13 S38 FGR=[YR=2017] S22 E19 FOP=[YR=2017] S3 E7 N10 E8 N6 W9 N2 W5 S15 W1\$ E1 N25 W12 S3 W8 \$ E8 N3 E12 S10 E5 S2 E13 N51\$ PTR=E15 FUS=[YR=2017] E5 STR=[YR=2017] E12 S4 W12 N4\$ S4 E7 S11 E1 S16 W13 N31\$ W15\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00