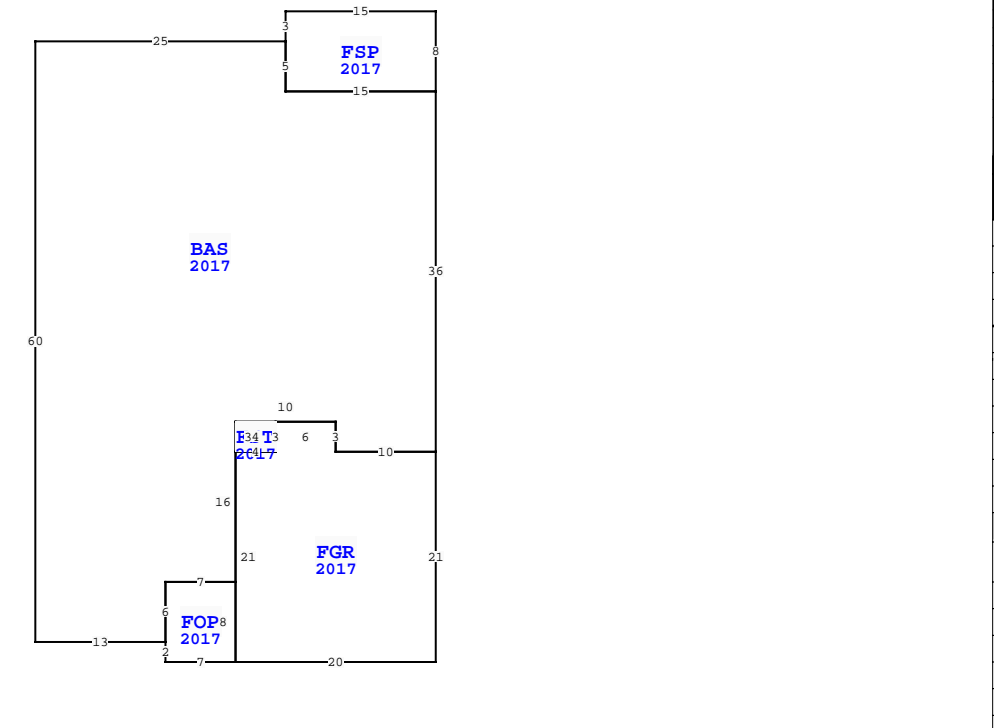




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	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	2,186	133.4368	133.44	291,700	2017	2017	0	0	0	3.15	96.85



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	1,873	100	2017	1,873	242,060
FGR	438	55	2017	241	31,146
FOP	56	30	2017	17	2,197
FSP	120	40	2017	48	6,203
FST	12	55	2017	7	905
TOTALS	2,499			2,186	282,511

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			282,511
TOTAL MARKET OB/XF VALUE			39,572
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			407,083
SOH/AGL Deduction			0
ASSESSED VALUE			407,083
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			407,083
TOTAL JUST VALUE			407,083
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			384,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012316	SWIM POOL	38,309	12/10/2020
C1708792	CO ISSUED	0	01/04/2018
B1708792	NEW CONSTR	242,585	10/05/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0408	3/04/2022	WD Q	Q	I	02	475,000
GRANTOR: MILES JACKY W & TINA						
GRANTEE: GRAY FREDERICK C &						
2172/1860	1/25/2018	WD Q	Q	I	02	229,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MILES JACKY W & TIN						

94307 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	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	100	2017	2017	3	96	187	
2	0810	CONCRETE A	0	0	0	0	605.00	SF	6.50	6.50	100	2018	2018	3	97	3,815	
3	0476	VF 6 SBPL	0	0	0	0	125.00	LF	32.00	32.00	100	2018	2018	3	92	3,680	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
5	0855	CONC PAVER	0	0	0	0	425.00	SF	10.00	10.00	100	2018	2018	3	97	4,123	
6	0861	POOL GUNIT	0	0	0	0	277.00	SF	85.00	85.00	100	2021	2021	3	93	21,897	
7	0855	CONC PAVER	0	0	0	0	565.00	SF	10.00	10.00	100	2021	2021	3	99	5,594	

BUILDING NOTES														

BUILDING DIMENSIONS														
FSP=[YR=2017] W15 S3 BAS=[YR=2017] W25 S60 E13 FOP=[YR=2017] S2 E7 FGR=[YR=2017] E20 N21 W10 N3 W6 FST=[YR=2017] W4 S3 E4 N3\$ S3 W4 S21\$ N8 W7 S6\$ N6 E7 N16 E10 S3 E10 N36 W15 N5\$ S5 E15 N8\$.														

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							