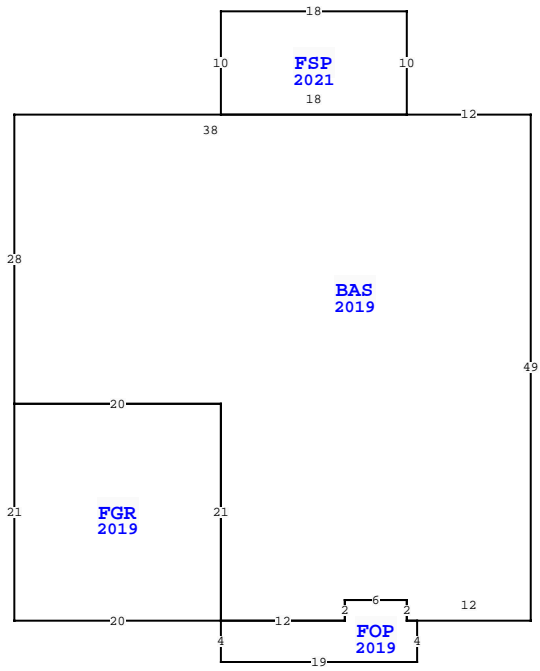




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	60		
Interior Floor	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
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	4035.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2019	2,018	255,867
FGR	420	55	2019	231	29,289
FOP	88	30	2019	26	3,297
FSP	180	40	2021	72	9,129
TOTALS	2,706			2,347	297,582

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2020								
Heated Area: 2018						HX Base Yr 2020					



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,582
TOTAL MARKET OB/XF VALUE		54,385
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		436,967
SOH/AGL Deduction		128,326
ASSESSED VALUE		308,641
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,919
TOTAL JUST VALUE		436,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112520	SWIM POOL	60,000	09/17/2021
C1904733	CO ISSUED	0	08/13/2019
B1904733	NEW CONSTR	274,515	05/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2302/0065	8/29/2019	WD Q	Q	I	01	281,200

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: KIRKWOOD TODD A & M

EXTRA FEATURES															BLD DATE	LGL DATE	
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	100	19	3	57.00	SF	6.50	6.50	100	2019	2019	3	97	359	
2	0811	CONCRETE B	0	100	0	0	476.00	SF	5.20	5.20	100	2019	2019	3	97	2,401	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2021	2021	3	93	33,201	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
5	0855	CONC PAVER	0	100	0	0	913.00	SF	10.00	10.00	100	2021	2021	3	99	9,039	
6	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	100	2021	2021	3	93	6,026	
7	0476	VF 6 SBPL	0	100	0	0	32.00	LF	32.00	32.00	100	2021	2021	3	96	983	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
TOTAL OB/XF 54,385																	

91974 WOODBRIER DR, FERNANDINA BEACH  
04/25/2025 MLU

BUILDING DIMENSIONS	
BAS=[YR=2019] W12 FSP=[YR=2021] N10 W18 S10 E18\$ W38 S28	
FGR=[YR=2019] S21 E20 N21 W20\$ E20 S21 FOP=[YR=2019] S4 E19	
N4 W1 N2 W6 S2 W12\$ E12 N2 E6 S2 E12 N49\$.	

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000									