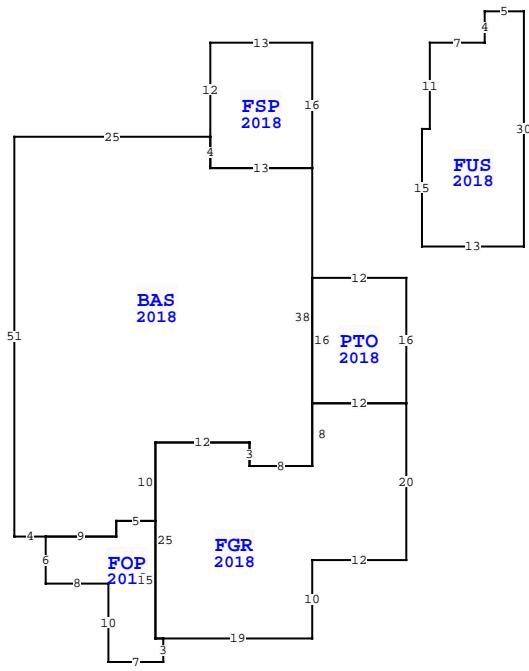


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	90			
Exterior Wall	20	FACE BRICK	10			
Roof Structure	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	11	CLAY TILE	60			
Interior Floor	14	CARPET	40			
Air Condition	03	CENTRAL	100			
Heating Type	04	AIR DUCTED	100			
Bedrooms		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			
NEIGHBORHOOD/LOC	4035.0100					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,660	100	2018	1,660	211,847	
FGR	716	55	2018	394	50,282	
FOP	157	30	2018	47	5,999	
FSP	208	40	2018	83	10,592	
FUS	347	100	2018	347	44,284	
PTO	192	5	2018	10	1,277	
TOTALS	3,280			2,541	324,279	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,541	131.1552	131.16	333,278	2018	2018	0	0	2.70	97.30
1 SINGLE FAM - 100% - 2019 Heated Area: 2007 HX Base Yr 2019											



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				324,279
TOTAL MARKET OB/XF VALUE				8,216
TOTAL LAND VALUE - MARKET				85,000
TOTAL MARKET VALUE				417,495
SOH/AGL Deduction				124,064
ASSESSED VALUE				293,431
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				242,709
TOTAL JUST VALUE				417,495
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				392,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805054	CO ISSUED	0	09/05/2018
B1805054	NEW CONSTR	280,768	05/18/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/1281	10/09/2018	WD Q	Q	I	01	322,700

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: ANGUS JOHN A & DIAN

EXTRA FEATURES															92071 WOODBRIER DR, FERNANDINA BEACH		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/25/2025	MLU
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	0855	CONC PAVER	0	100	0	847.00	SF	10.00	10.00	100	2018	2018	3	97	8,216									

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 FSP=[YR=2018] W13 S12 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S6 E8 S10 E7 N3 FGR=[YR=2018] E19 N10 E12 N20 PTO=[YR=2018] N16 W12 S16 E12\$ W12 S8 W8 N3 W12 S25E1\$ W1N15 W5 S2 W9\$ E9 N2 E5 N10 E12 S3 E8 N38 W13 N4\$ S4 E13 N16\$ PTR= E15 FUS=[YR=2018] E7 N4 E5 S30 W13 N15 E1 N11\$ W15\$.

LAND DESCRIPTION															TOTAL OB/XF										8,216
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								