LOT 4
WOODBRIER PHASE 1 PBK 8/154

RULLAN KATHERINE
94024 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04

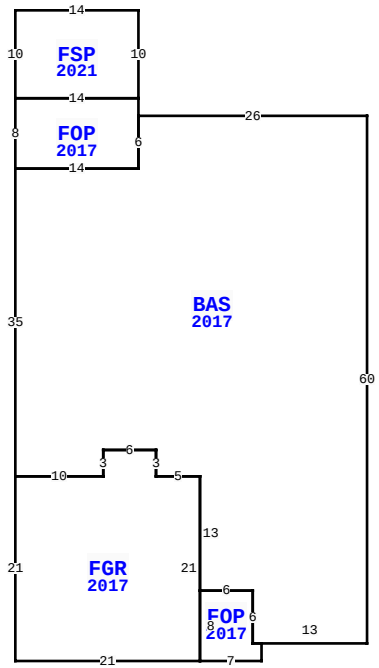
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	2017	1,863	222,060
FGR	459	55	2017	252	30,037
FOP	50	30	2017	15	1,788
FOP	112	30	2017	34	4,052
FSP	140	40	2021	56	6,675
TOTALS	2,624			2,220	264,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,220	117.8205	123.71	274,636	2017	2017	0	0	0	3.65	96.35

1 SINGLE FAM 100% - 2018 Heated Area: 1863 HX Base Yr 2018



94024 WOODBRIER CR, 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		264,612
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		349,612
SOH/AGL Deduction		107,682
ASSESSED VALUE		241,930
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,519
TOTAL JUST VALUE		349,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109394	SCRN ENCL	3,846	07/19/2021
B1703649	CO ISSUED	0	08/09/2017
B1703649	NEW CONSTR	237,823	04/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/1394	4/18/2023	QC	U	I	11	100
GRANTOR: MCKENZIE FELIX M						
GRANTEE: RULLAN KATHERINE						
2148/0887	9/21/2017	WD	Q	I	01	220,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RULLAN KATHERINE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W26 FOP=[YR=2017] N2 FSP=[YR=2021] N10 W14 S10 E14$W14 S8 E14 N6$ S6 W14 S35 FGR=[YR=2017] S21 E21 FOP=[YR=2017] E7 N2 W1 N6 W6 S8$ N21 W5 N3 W6 S3 W10$ E10 N3 E6 S3 E5 S13 E6 S6 E13 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/09/2026 BY SYS