LOT 14
IN OR 2147/966
WOODBRIER PHASE 1 PBK 8/154

DORNEMAN ROBERT L & LINDA S
94104 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

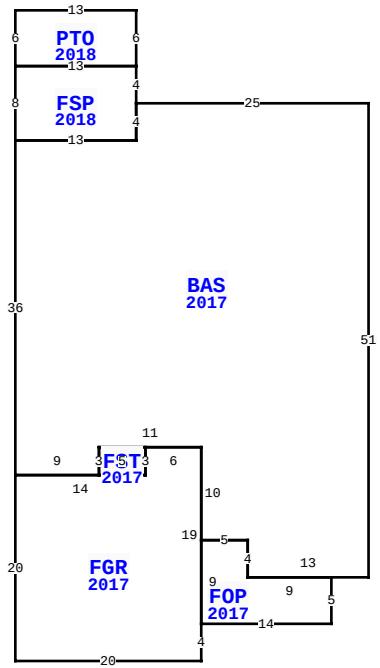
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,613	100	2017	1,613	204,850
FGR	418	55	2017	230	29,209
FOP	90	30	2017	27	3,429
FSP	104	40	2018	42	5,334
FST	15	55	2017	8	1,016
PTO	78	5	2018	4	508
TOTALS	2,318			1,924	244,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	125.5380	131.81	253,602	2017	2017	0	0	0	3.65	96.35

1 SINGLE FAM 100% - 2018 Heated Area: 1613 HX Base Yr 2018



94104 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		244,346
TOTAL MARKET OB/XF VALUE		959
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		330,305
SOH/AGL Deduction		103,818
ASSESSED VALUE		226,487
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,076
TOTAL JUST VALUE		330,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809130	SCRNENCL	4,684	09/07/2018
B1704315	CO ISSUED	0	08/28/2017
B1704315	NEW CONSTR	207,881	05/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2147/0966	9/20/2017	WD	Q	I	02	223,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: DORNEMAN ROBERT L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 FSP=[YR=2018] N4 PTO=[YR=2018] N6 W13 S6 E13$ W13 S8 E13 N4$ S4 W13 S36 FGR=[YR=2017] S20 E20 N4 FOP=[YR=2017] E14 N5 W9 N4 W5 S9$ N19 W6 FST=[YR=2017] W5 S3 E5 N3 $ S3 W14$ E9 N3 E11 S10 E5 S4 E13 N51$.

EXTRA FEATURES

LN	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
3	0911	SCRN RM A	0	100	6	13	72.00	SF	18.00	18.00	100	2018	2018	3	74	959	

LAND DESCRIPTION

TOTAL OB/XF 959

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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