LOT 15
IN OR 2104/1713
WOODBRIER PHASE 1 PBK 8/154

WARD CHARLES J & PHYLLIS R
94112 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

**2026**

**40-2N-28-2500-0015-0000**

## BUILDING CHARACTERISTICS

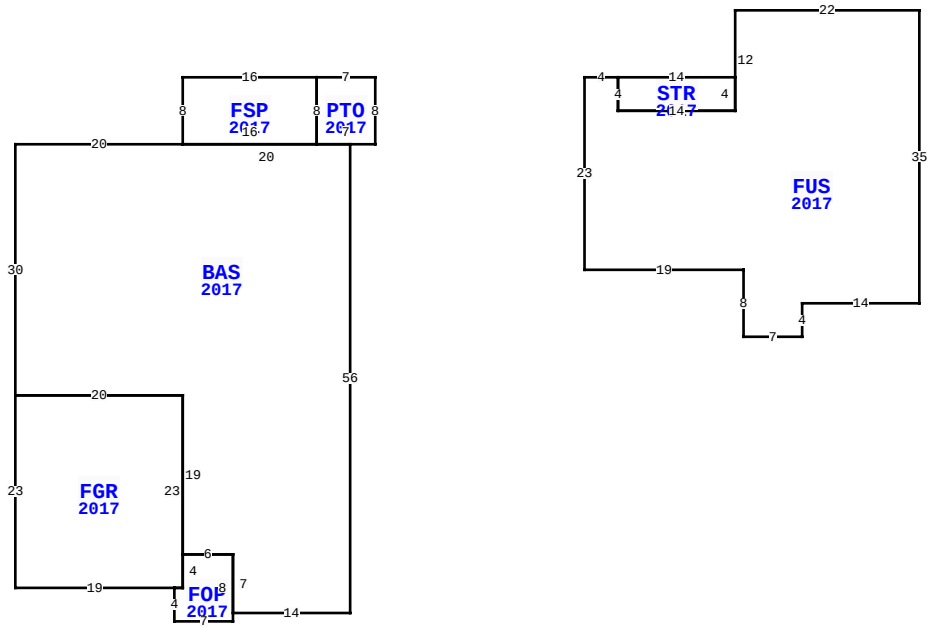
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,678 | 100 | 2017 | 1,678 | 182,677 |
| FGR | 460 | 55 | 2017 | 253 | 27,543 |
| FOP | 52 | 30 | 2017 | 16 | 1,742 |
| FSP | 128 | 40 | 2017 | 51 | 5,552 |
| FUS | 1,152 | 100 | 2017 | 1,152 | 125,413 |
| PTO | 56 | 5 | 2017 | 3 | 327 |
| STR | 56 | 10 | 2017 | 6 | 653 |
| TOTALS | 3,582 | | | 3,159 | 343,907 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,159 | 107.6124 | 112.99 | 356,935 | 2017 | 2017 | 0 | 0 | 0 | 3.65 | 96.35 |

1 SINGLE FAM 100% - 2018 Heated Area: 2830 HX Base Yr 2018




94112 WOODBRIER CIR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/25/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 343,907 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 428,907 |
| SOH/AGL Deduction | | 128,995 |
| ASSESSED VALUE | | 299,912 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 248,501 |
| TOTAL JUST VALUE | | 428,907 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 449,823 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| AP164094 | CO ISSUED | 0 | 01/24/2017 |
| B1633213 | NEW CONSTR | 342,905 | 10/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2104/1713 | 3/01/2017 | WD | Q | I | 01 | 273,700 |

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: WARD CHARLES J & PH

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2017] W7 FSP=[YR=2017] W16 S8 BAS=[YR=2017] W20 S30 FGR=[YR=2017] S23 E19 FOP=[YR=2017] S4 E7 N8 W6 S4 W1 $ E1 N23 W20$ E20 S19 E6 S7 E14 N56 W20$ E16 N8$ S8 E7 N8$ PTR= E25 FUS=[YR=2017] E4 STR=[YR=2017] E14 S4 W14 N4$ S4 E14 N12 E22 S35 W14 S4 W7 N8 W19 N23$ W25$ .

## 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