LOT 22
WOODBRIER PHASE 1 PBK 8/154

HEMPSTEAD DALLAS R & JACQUELINE
94168 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

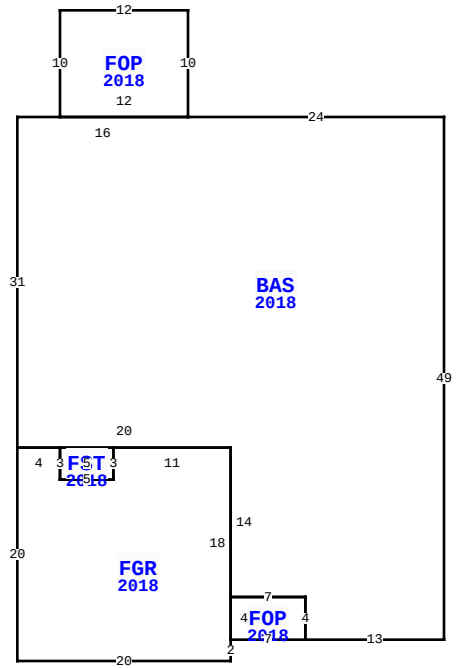
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,572	100	2018	1,572	195,548
FGR	385	55	2018	212	26,371
FOP	28	30	2018	8	996
FOP	120	30	2018	36	4,478
FST	15	55	2018	8	996
TOTALS	2,120			1,836	228,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,836	122.3250	128.44	235,816	2018	2018	0	0	0	3.15	96.85

1 SINGLE FAM 0% - 0 Heated Area: 1572 HX Base Yr



94168 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	228,388
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	313,388
SOH/AGL Deduction	0
ASSESSED VALUE	313,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,388
TOTAL JUST VALUE	313,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800783	CO ISSUED	0	04/04/2018
B1800783	NEW CONSTR	204,867	01/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2503/0686	9/27/2021	WD	Q	I	01	305,000
GRANTOR: HUDECEK MICHAEL M ET						
GRANTEE: HEMPSTEAD DALLAS R						
2488/1477	8/16/2021	FJ	U	I	11	0
GRANTOR: HUDECEK ROBERT JAMES						
GRANTEE: HUDECEK MICHAEL M E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] N10 W12 S10 E12$ W16 S31
FGR=[YR=2018] S20 E20 N2 FOP=[YR=2018] E7 N4 W7 S4$ N18 W11
FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S14 E7 S4 E13
N49$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		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