LOT 25
IN OR 2141/187
WOODBRIER PHASE 1 PBK 8/154

OTTINGER LINDA G
94192 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0025-0000

BUILDING CHARACTERISTICS

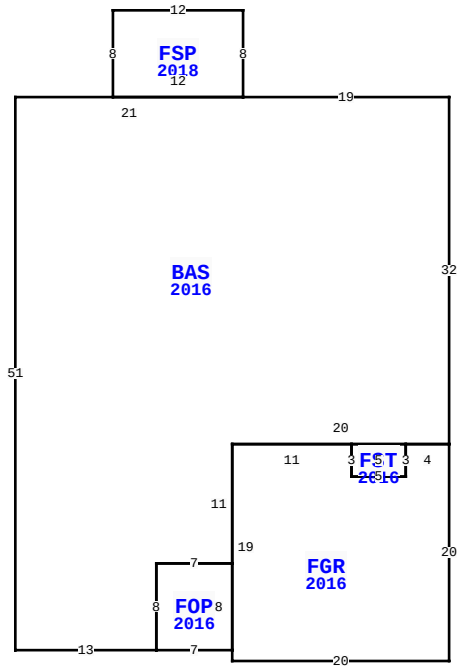
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,604	100	2016	1,604	185,383
FGR	385	55	2016	212	24,502
FOP	56	30	2016	17	1,965
FSP	96	40	2018	38	4,392
FST	15	55	2016	8	925
TOTALS	2,156			1,879	217,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,879	114.8364	120.58	226,570	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2018 Heated Area: 1604 HX Base Yr 2018



94192 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		217,167
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		302,167
SOH/AGL Deduction		95,731
ASSESSED VALUE		206,436
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,025
TOTAL JUST VALUE		302,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801895	SWIM POOL	35,000	03/01/2018
B1632584	CO ISSUED	0	11/09/2016
B1632584	NEW CONSTR	0	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2141/0187	8/15/2017	WD	Q	I	01	200,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: OTTINGER LINDA G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FSP=[YR=2018] N8 W12 S8 E12$ W21 S51 E13
FOP=[YR=2016] E7 FGR=[YR=2016] S1 E20 N20 W4 FST=[YR=2016]
W5 S3 E5 N3$ S3 W5 N3 W11 S19$ N8 W7 S8$ N8 E7 N11 E20 N32$.

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	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