LOT 29
IN OR 2127/760
WOODBRIER PHASE 1 PBK 8/154

BRUSKO RICHARD J & MAUREEN L
94224 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0029-0000

BUILDING CHARACTERISTICS

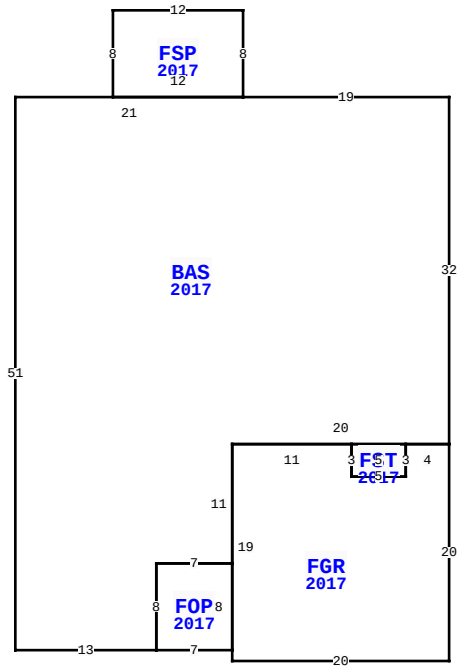
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,604	100	2017	1,604	203,706
FGR	385	55	2017	212	26,924
FOP	56	30	2017	17	2,159
FSP	96	40	2017	38	4,826
FST	15	55	2017	8	1,016
TOTALS	2,156			1,879	238,631

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	125.5380	131.81	247,671	2017	2017	0	0	0	3.65	96.35

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



94224 WOODBRIER CR, 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		238,631
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		323,631
SOH/AGL Deduction		177,682
ASSESSED VALUE		145,949
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,538
TOTAL JUST VALUE		323,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1701964	CO ISSUED	0	06/01/2017
B1701964	NEW CONSTR	204,560	03/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2127/0760	6/16/2017	WD	Q	I	02	225,800

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BRUSKO RICHARD J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 FSP=[YR=2017] N8 W12 S8 E12$ W21 S51 E13
FOP=[YR=2017] E7 FGR=[YR=2017] S1 E20 N20 W4 FST=[YR=2017]
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