



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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	1,613	100	2018	1,613	185,666
FGR	418	55	2018	230	26,475
FOP	50	30	2018	15	1,727
FOP	104	30	2018	31	3,568
FST	15	55	2018	8	921
TOTALS	2,200			1,897	218,356

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,897	113.1900	118.85	225,458	2018	2018	0	0	3.15	96.85
1 SINGLE FAM 100% - 2020 Heated Area: 1613 HX Base Yr 2020											
94248 WOODBRIER CR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/25/2025 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	47,500
4	0911	SCRN RM A	0	100	0	0	608.00	SF	18.00	18.00	8,099

TOTAL OB/XF											
55,599											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	1.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
55,599											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 218,356											
TOTAL MARKET OB/XF VALUE 55,599											
TOTAL LAND VALUE - MARKET 85,000											
TOTAL MARKET VALUE 358,955											
SOH/AGL Deduction 154,133											
ASSESSED VALUE 204,822											
TOTAL EXEMPTION VALUE 56,411											
BASE TAXABLE VALUE 148,411											
TOTAL JUST VALUE 358,955											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 350,569											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803533	SWIM POOL	30,000	04/06/2018
C1709193	CO ISSUED	0	01/29/2018
B1709193	NEW CONSTR	210,958	10/01/2017
B1706105	NEW CONSTR	210,958	10/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2845/1986	2/06/2026	WD	U	I	11	100	
GRANTOR:RASZKIN DONNA J L/E							
GRANTEE:WHITE SHEA M							
2177/0426	2/12/2018	WD	Q	I	01	218,900	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE:RASZKIN DONNA J							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FOP=[YR=2018] W13 S4 BAS=[YR=2018] W25 S51 E12 FOP=[YR=2018] S5 E6 FGR=[YR=2018] S4 E20 N20 W9 FST=[YR=2018] N3 W5 S3 E5 \$ W5 N3 W6 S19\$ N9 W5 S4 W1\$ E1 N4 E5 N10 E11 S3 E9 N36 W13 N4\$ S4 E13 N8\$.											