LOT 35
IN OR 2152/1079
WOODBRIER PHASE 1 PBK 8/154

PASCH WILLIAM HENRY
94272 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0035-0000

BUILDING CHARACTERISTICS

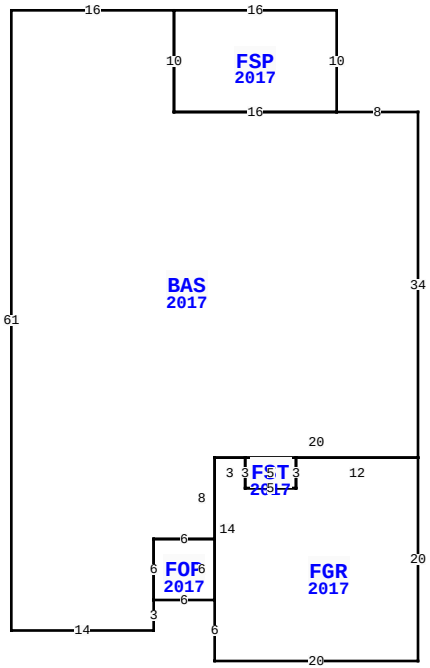
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,806	100	2017	1,806	212,829
FGR	385	55	2017	212	24,984
FOP	36	30	2017	11	1,296
FSP	160	40	2017	64	7,542
FST	15	55	2017	8	942
TOTALS	2,402			2,101	247,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,101	116.4828	122.31	256,973	2017	2017	0	0	0	3.65	96.35

1 SINGLE FAM 100% - 2019 Heated Area: 1806 HX Base Yr 2019



94272 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		247,593
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		332,593
SOH/AGL Deduction		102,684
ASSESSED VALUE		229,909
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		173,498
TOTAL JUST VALUE		332,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704684	CO ISSUED	0	09/05/2017
B1704684	NEW CONSTR	227,592	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2152/1079	10/04/2017	WD	Q	I	02	224,700

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: PASCH WILLIAM HENRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W8 FSP=[YR=2017] N10 W16 S10 E16$ W16 N10 W16 S61 E14 N3 FOP=[YR=2017] E6 FGR=[YR=2017] S6 E20 N20 W12 FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W3 S14$ N6 W6 S6$ N6 E6 N8 E20 N34$.

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	000134	C	RES POND	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