LOT 36
WOODBRIER PHASE 1 PBK 8/154

LAVACCA BRIAN JAMES & DEBORAH ANN
94280 WOODBRIER CR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0036-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

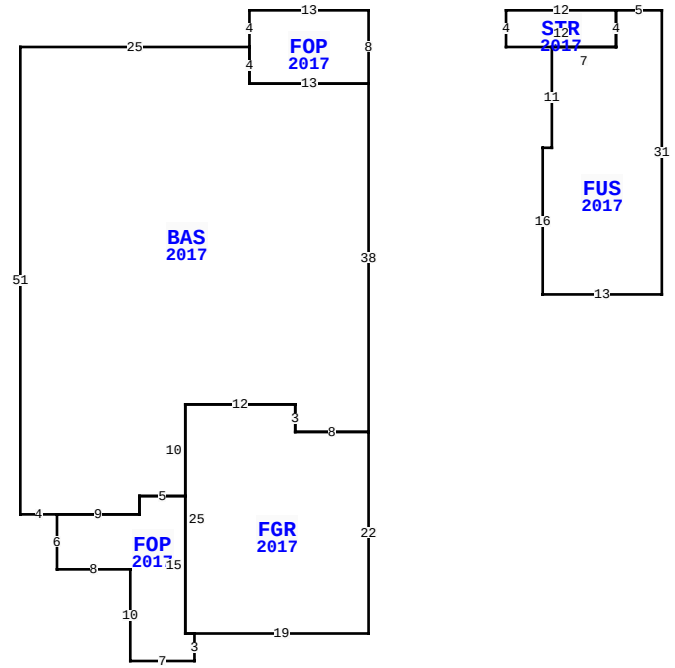
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	2017	1,660	203,045
FGR	476	55	2017	262	32,047
FOP	104	30	2017	31	3,791
FOP	157	30	2017	47	5,749
FUS	360	100	2017	360	44,034
STR	48	10	2017	5	612
TOTALS	2,805			2,365	289,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,365	120.9075	126.95	300,237	2017	2017	0	0	0	3.65	96.35

1 SINGLE FAM 100% - 2021 Heated Area: 2020 HX Base Yr 2021



94280 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		289,278
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		374,278
SOH/AGL Deduction		101,930
ASSESSED VALUE		272,348
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,937
TOTAL JUST VALUE		374,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706056	NEW CONSTR	255,915	07/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/1071	3/12/2020	WD	Q	I	01	280,900
GRANTOR: SMITH LARRY P & VIRGI						
GRANTEE: LAVACCA BRIAN JAMES						
2247/1175	11/01/2017	WD	U	I	11	100
GRANTOR: SMITH LARRY P & VIRGI						
GRANTEE: SMITH LARRY P & VIR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W13 S4 BAS=[YR=2017] W25 S51 E4 FOP=[YR=2017] S6 E8 S10 E7 N3 FGR=[YR=2017] E19 N22 W8 N3 W12 S25 E1$ W1 N15 W5 S2 W9$ E9 N2 E5 N10 E12 S3 E8 N38 W13 N4$ S4 E13 N8$ PTR=E15 STR=[YR=2017] E12 FUS=[YR=2017] E5 S31 W13 N16 E1 N11 E7 N4$ S4 W12 N4$ W15$.

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