LOT 38
IN OR 2090/1558
WOODBRIER PHASE 1 PBK 8/154

JOHNSTON JERRY M & ANN T
94296 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0038-0000

NASSAU COUNTY PROPERTY

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		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

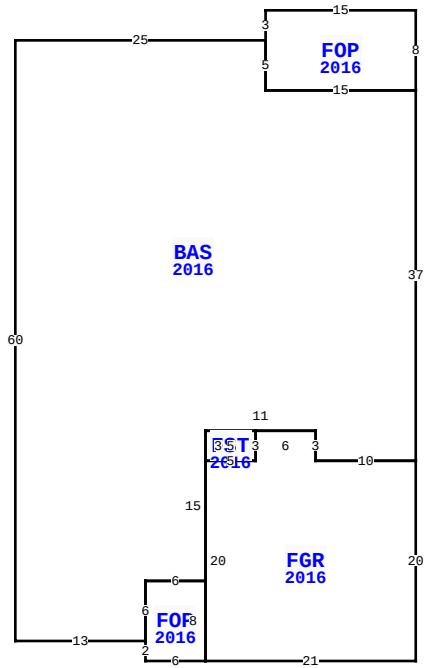
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2016	1,878	222,685
FGR	438	55	2016	241	28,577
FOP	48	30	2016	14	1,660
FOP	120	30	2016	36	4,269
FST	15	55	2016	8	949
TOTALS	2,499			2,177	258,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,177	117.8205	123.71	269,317	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2023 Heated Area: 1878 HX Base Yr



94296 WOODBRIER CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,140
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		343,140
SOH/AGL Deduction		0
ASSESSED VALUE		343,140
TOTAL EXEMPTION VALUE	13	343,140
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		343,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632186	NEW CONSTR	0	04/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2090/1558	12/21/2016	WD	Q	I	01	245,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: JOHNSTON JERRY M &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W15 S3 BAS=[YR=2016] W25 S60 E13
FOP=[YR=2016] S2 E6 FGR=[YR=2016] E21 N20 W10 N3 W6
FST=[YR=2016] W5 S3 E5 N3$ S3 W5 S20$ N8 W6 S6$ N6 E6 N15
E11 S3 E10 N37 W15 N5$ S5 E15 N8$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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