LOT 44
WOODBRIER PHASE 1 PBK 8/154

CHICKABEANA PROPERTIES LLC
85025 BABCOCK COURT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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

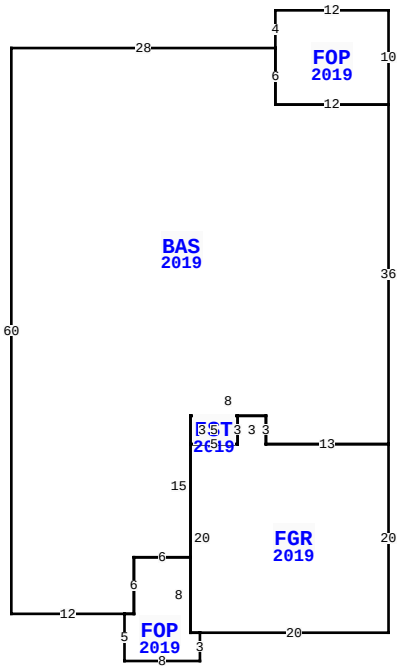
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2019	1,890	227,967
FGR	429	55	2019	236	28,466
FOP	74	30	2019	22	2,654
FOP	120	30	2019	36	4,343
FST	15	55	2019	8	965
TOTALS	2,528			2,192	264,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	117.8205	123.71	271,172	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 0 Heated Area: 1890 HX Base Yr



94011 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	264,393
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	349,393
SOH/AGL Deduction	85
ASSESSED VALUE	349,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,308
TOTAL JUST VALUE	349,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901577	CO ISSUED	0	06/14/2019
B1901577	NEW CONSTR	258,941	03/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/0366	10/15/2019	WD	Q	I	01	241,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CHICKABEANA PROPERT

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W12 S4 BAS=[YR=2019] W28 S60 E12
FOP=[YR=2019] S5 E8 N3 FGR=[YR=2019] E20 N20 W13 N3 W3
FST=[YR=2019] W5 S3 E5 N3$ S3 W5 S20 E1$ W1 N8 W6 S6 W1$ E1
N6 E6 N15 E8 S3 E13 N36 W12 N6$ S6 E12 N10$.

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	0		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