LOT 45
IN OR 2191/72
WOODBRIER PHASE 1 PBK 8/154

HUNLEY ROBERT W II & ROXANNA W
94029 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0045-0000

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	13	LVT/LAMNT 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

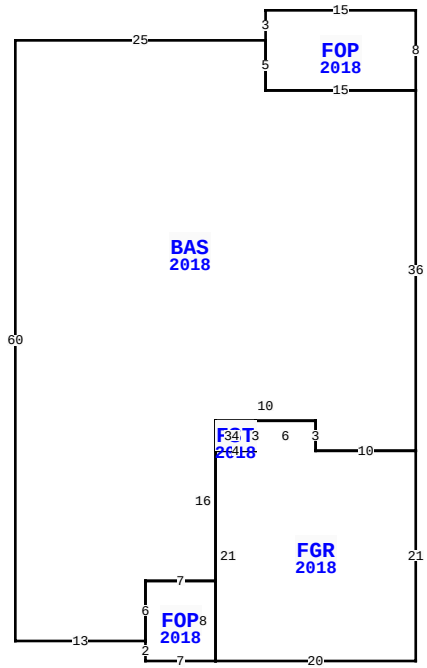
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	2018	1,873	213,966
FGR	438	55	2018	241	27,532
FOP	56	30	2018	17	1,942
FOP	120	30	2018	36	4,113
FST	12	55	2018	7	799
TOTALS	2,499			2,174	248,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,174	112.1610	117.77	256,032	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 1873 HX Base Yr 2019



94029 WOODBRIER CR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,351
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		333,351
SOH/AGL Deduction		104,202
ASSESSED VALUE		229,149
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		177,738
TOTAL JUST VALUE		333,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800546	CO ISSUED	0	04/04/2018
B1800546	NEW CONSTR	243,274	01/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2191/0072	4/18/2018	WD	Q	I	02	227,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: HUNLEY ROBERT W II

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W15 S3 BAS=[YR=2018] W25 S60 E13 FOP=[YR=2018] S2 E7 FGR=[YR=2018] E20 N21 W10 N3 W6 FST=[YR=2018] W4 S3 E4 N3$ S3 W4 S21$ N8 W7 S6$ N6 E7 N16 E10 S3 E10 N36 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	000100	C	RES	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