LOT 49
IN OR 2134/1448
WOODBRIER PHASE 1 PBK 8/154

COPELAND RICHARD T & TERRY B
94083 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0049-0000

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		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

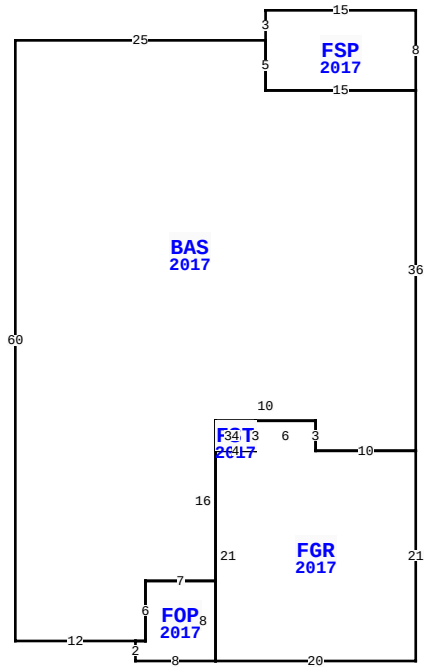
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	2017	1,873	223,252
FGR	438	55	2017	241	28,726
FOP	58	30	2017	17	2,026
FSP	120	40	2017	48	5,721
FST	12	55	2017	7	834
TOTALS	2,501			2,186	260,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,186	117.8205	123.71	270,430	2017	2017	0	0	0	3.65	96.35

1 SINGLE FAM 100% - 2018 Heated Area: 1873 HX Base Yr 2018



94083 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		260,559
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		345,559
SOH/AGL Deduction		107,964
ASSESSED VALUE		237,595
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		181,184
TOTAL JUST VALUE		345,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1701966	CO ISSUED	0	06/07/2017
B1701966	SEDA	237,801	03/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2134/1448	7/17/2017	WD	Q	I	02	221,400

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: COPELAND RICHARD T

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W15 S3 BAS=[YR=2017] W25 S60 E12 FOP=[YR=2017] S2 E8 FGR=[YR=2017] E20 N21 W10 N3 W6 FST=[YR=2017] W4 S3 E4 N3$ S3 W4 S21$ N8 W7 S6 W1$ E1 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