LOT 50
WOODBRIER PHASE 1 PBK 8/154

CORREA RAUL & AMELIA REV TRUST/CORREA RAUL TRUSTEE
6050 NW 60TH AVE
PARKLAND, FL 33067

2026

40-2N-28-2500-0050-0000

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

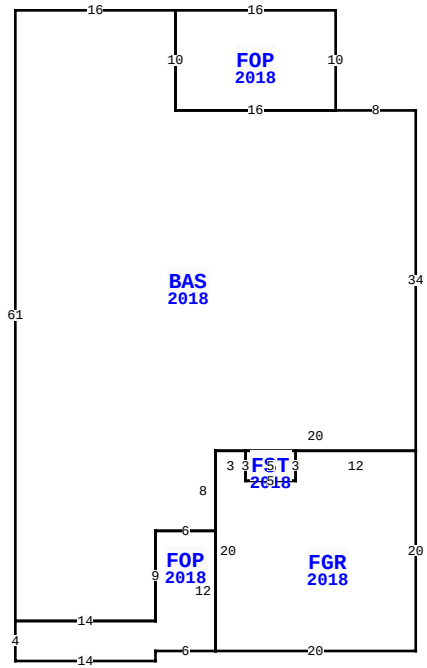
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,806	100	2018	1,806	216,717
FGR	385	55	2018	212	25,440
FOP	128	30	2018	38	4,560
FOP	160	30	2018	48	5,760
FST	15	55	2018	8	960
TOTALS	2,494			2,112	253,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,112	117.8205	123.71	261,276	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 0 Heated Area: 1806 HX Base Yr



94091 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	253,438
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	338,438
SOH/AGL Deduction	998
ASSESSED VALUE	337,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,440
TOTAL JUST VALUE	338,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709194	CO ISSUED	0	02/05/2018
B1709194	NEW CONSTR	232,149	10/18/2017
B1709194	NEW CONSTR	232,149	10/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/1121	7/30/2020	QC	U	I	11	100
GRANTOR: CORREA AMELIA & RAUL						
GRANTEE: CORREA RAUL & AMELI						
2180/1640	2/28/2018	WD	Q	I	01	224,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CORREA AMELIA & RAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W8 FOP=[YR=2018] N10W16 S10 E16$ W16 N10 W16 S61 FOP=[YR=2018] S4 E14 N1 E6 FGR=[YR=2018] E20 N20 W12 FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W3 S20$ N12 W6 S9 W14$ E14 N9 E6 N8 E20 N34$.

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