LOT 52
IN OR 2222/1186
WOODBRIER PHASE 1 PBK 8/154

PANENSKY SANDY & AMY L/E/
94149 WOODBRIER CR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0052-0000

BUILDING CHARACTERISTICS

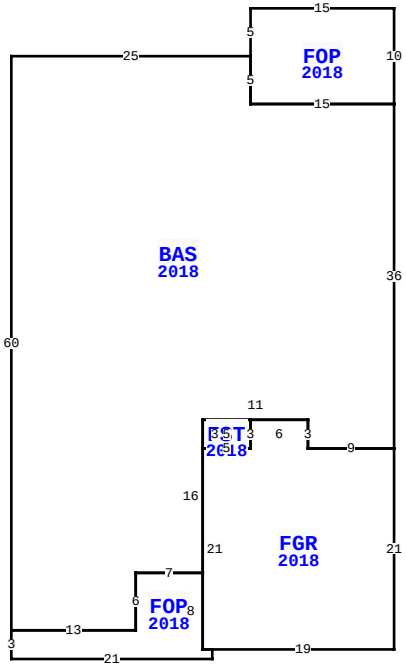
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,870	100	2018	1,870	224,051
FGR	438	55	2018	241	28,875
FOP	103	30	2018	31	3,714
FOP	150	30	2018	45	5,392
FST	15	55	2018	8	959
TOTALS	2,576			2,195	262,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,195	117.8205	123.71	271,543	2018	2018	0	0	0	3.15	96.85

1 SINGLE FAM 100% - 2019 Heated Area: 1870 HX Base Yr 2019



94149 WOODBRIER CR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,989
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		347,989
SOH/AGL Deduction		105,911
ASSESSED VALUE		242,078
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,667
TOTAL JUST VALUE		347,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803365	CO ISSUED	0	06/13/2018
B1803365	NEW CONSTR	249,571	04/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2226/1608	9/26/2018	LE	U	I	11	100
GRANTOR: PANENSKY SANDY & AMY						
GRANTEE: PANENSKY SANDY & AM						
2222/1186	9/06/2018	LE	U	I	11	0
GRANTOR: PANENSKY AMY & SANDY						
GRANTEE: PANENSKY SANDY & AM						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W15 S5 BAS=[YR=2018] W25 S60 FOP=[YR=2018] S3 E21 N1 FGR=[YR=2018] E19 N21 W9 N3 W6 FST=[YR=2018] W5 S3 E5 N3$ S3 W5 S21 E1$ W1 N8 W7 S6 W13$ E13 N6 E7 N16 E11 S3 E9 N36 W15 N5$ S5 E15 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	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