LOT 56
IN OR 2162/603
WOODBRIER PHASE 1 PBK 8/154

BAKER KEVIN & DOLORES A
94181 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

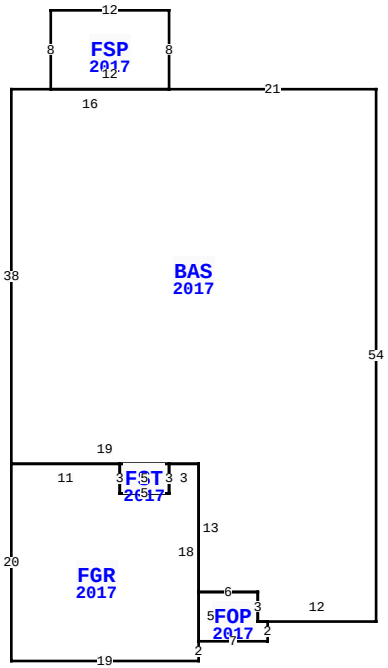
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,676	100	2017	1,676	201,514
FGR	365	55	2017	201	24,167
FOP	32	30	2017	10	1,202
FSP	96	40	2017	38	4,569
FST	15	55	2017	8	962
TOTALS	2,184			1,933	232,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	118.8495	124.79	241,219	2017	2017	0	0	0	3.65	96.35

1 SINGLE FAM 100% - 2018 Heated Area: 1676 HX Base Yr 2018



94181 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		232,415
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		317,415
SOH/AGL Deduction		100,538
ASSESSED VALUE		216,877
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		160,466
TOTAL JUST VALUE		317,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706057	NEW CONSTR	213,061	07/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2162/0603	11/30/2017	WD	Q	I	02	213,500

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: BAKER KEVIN & DOLOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W21 FSP=[YR=2017] N8 W12 S8 E12$ W16 S38 FGR=[YR=2017] S20 E19 N2 FOP=[YR=2017] E7 N2 W1 N3 W6 S5$ N18 W3 FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W11$ E19 S13 E6 S3 E12 N54$.

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