LOT 57
WOODBRIER PHASE 1 PBK 8/154

FORD HOPE M
94189 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0057-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

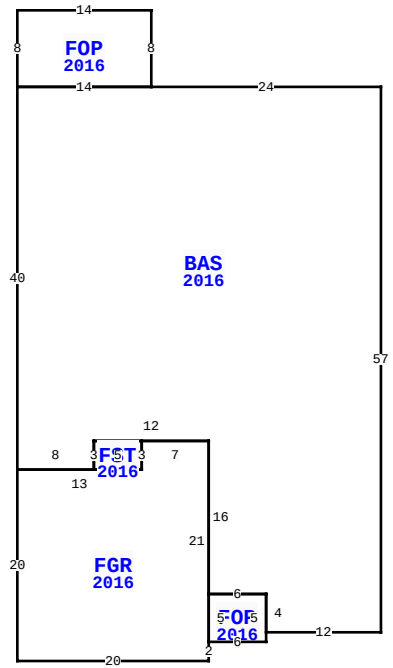
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	2016	1,766	208,864
FGR	421	55	2016	232	27,438
FOP	30	30	2016	9	1,065
FOP	112	30	2016	34	4,021
FST	15	55	2016	8	946
TOTALS	2,344			2,049	242,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,049	117.5118	123.39	252,826	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2023 Heated Area: 1766 HX Base Yr



94189 WOODBRIER CIR, 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		242,334
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		327,334
SOH/AGL Deduction		0
ASSESSED VALUE		327,334
TOTAL EXEMPTION VALUE	13	327,334
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		327,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632536	CO ISSUED	0	11/16/2016
B1632536	NEW CONSTR	222,362	06/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2296/1860	8/09/2019	WD	Q	I	01	252,000
GRANTOR: FAGAN ANDREA M & GLOR						
GRANTEE: FORD HOPE M						
2090/1090	12/16/2016	WD	Q	I	01	210,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FAGAN ANDREA M & GL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FOP=[YR=2016] N8 W14 S8 E14$ W14 S40
FGR=[YR=2016] S20 E20 N2 FOP=[YR=2016] E6 N5 W6 S5$ N21 W7
FST=[YR=2016] W5 S3 E5 N3$ S3 W13$ E8 N3 E12 S16 E6 S4 E12
N57$.

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