LOT 58
IN OR 2154/1144
WOODBRIER PHASE 1 PBK 8/154

FOURNIER CHRISTINE M
94197 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0058-0000

BUILDING CHARACTERISTICS

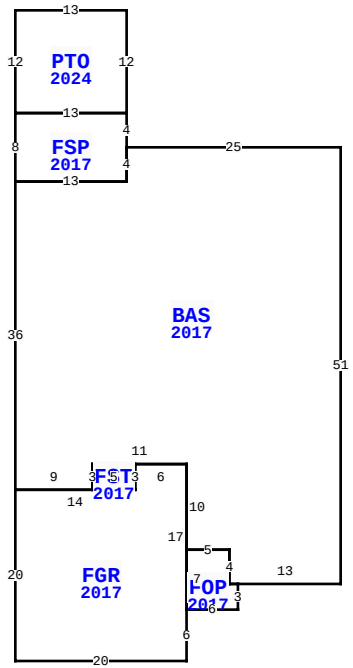
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,613	100	2017	1,613	193,939
FGR	418	55	2017	230	27,654
FOP	38	30	2017	11	1,323
FSP	104	40	2017	42	5,050
FST	15	55	2017	8	962
PTO	156	5	2024	8	962
TOTALS	2,344			1,912	229,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,912	118.8495	124.79	238,598	2017	2017	0	0	0	3.65	96.35

1 SINGLE FAM 100% - 2019 Heated Area: 1613 HX Base Yr 2019



94197 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		229,889
TOTAL MARKET OB/XF VALUE		2,611
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		317,500
SOH/AGL Deduction		98,287
ASSESSED VALUE		219,213
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,802
TOTAL JUST VALUE		317,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705759	NEW CONSTR	206,686	06/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2154/1144	10/27/2017	WD	Q	I	02	215,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: FOURNIER CHRISTINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W25 S4 W13 S36 E9 N3 E11 S10 E5 S4 E13 N51 $
FGR=[YR=2017;ORIG=-38,40] S20 E20 N6 N17 W6 S3 W14 $
FSP=[YR=2017;ORIG=-25,0] N4 W13 S8 E13 N4 $
FOP=[YR=2017;ORIG=-18,54] E6 N3 W1 N4 W5 S7 $
FST=[YR=2017;ORIG=-24,37] W5 S3 E5 N3 $
PTO=[YR=2024;ORIG=-38,-16] E13 S12 W13 N12 $
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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
3	0911	SCRN RM A	0	100	0	0	156.00	SF	18.00	18.00	100	2024	2020		93	2,611	

LAND DESCRIPTION

TOTAL OB/XF 2,611

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