LOT 60
IN OR 2178/429
WOODBRIER PHASE 1 PBK 8/154

LEE PATRICK M & GERALD S
94251 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2500-0060-0000

BUILDING CHARACTERISTICS

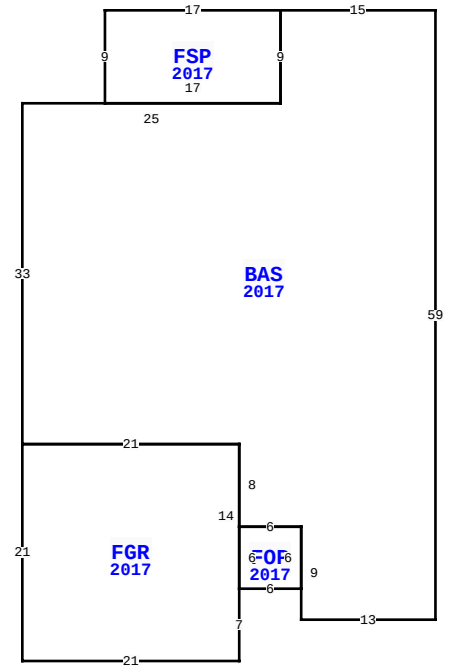
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,724	100	2017	1,724	207,285
FGR	441	55	2017	243	29,217
FOP	36	30	2017	11	1,323
FSP	153	40	2017	61	7,334
TOTALS	2,354			2,039	245,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	118.8495	124.79	254,447	2017	2017	0	0	0	3.65	96.35

1 SINGLE FAM 100% - 2019 Heated Area: 1724 HX Base Yr 2019



94251 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		245,160
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		330,160
SOH/AGL Deduction		103,308
ASSESSED VALUE		226,852
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,441
TOTAL JUST VALUE		330,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108066	SOLAR PANELS	37,800	08/01/2021
C1707113	CO ISSUED	0	11/08/2017
B1707113	NEW CONSTR	220,383	08/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2178/0429	2/09/2018	WD	Q	I	02	219,600

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: LEE PATRICK M & GER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W15 S9 W25 S33 E21 S8 E6 S9 E13 N59 $
FGR=[YR=2017;ORIG=-40,42] S21 E21 N7 N14 W21 $
FSP=[YR=2017;ORIG=-15,0] W17 S9 E17 N9 $
FOP=[YR=2017;ORIG=-19,56] E6 N6 W6 S6 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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