LOT 24
WOODBRIER PHASE 2 PBK 8/287

CABRERA ERICA M & DANIER E
9640 LAURIE AVE NW
CONCORD, NC 28027

2026

40-2N-28-2501-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

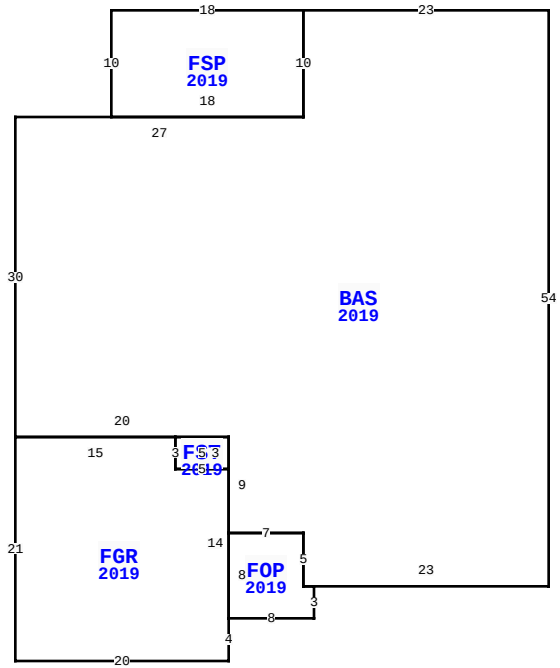
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4035.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2019	2,115	255,786
FGR	405	55	2019	223	26,969
FOP	59	30	2019	18	2,177
FSP	180	40	2019	72	8,708
FST	15	55	2019	8	967
TOTALS	2,774			2,436	294,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,436	118.1292	124.04	302,161	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 0 Heated Area: 2115 HX Base Yr



91978 WOODBRIER DR, 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	294,607
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	379,607
SOH/AGL Deduction	0
ASSESSED VALUE	379,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	379,607
TOTAL JUST VALUE	379,607
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900740	CO ISSUED	0	01/23/2019
B1808037	NEW CONSTR	280,968	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2452/1298	4/14/2021	WD	Q	I	01	342,500
GRANTOR: HUNT GREGORY H & JENN						
GRANTEE: CABRERA ERICA M & D						
2260/1375	3/08/2019	WD	Q	I	01	256,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HUNT GREGORY H & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 FSP=[YR=2019] W18 S10 E18 N10$ S10 W27 S30 FGR=[YR=2019] S21 E20 N4 FOP=[YR=2019] E8 N3 W1 N5 W7 S8$ N14 FST=[YR=2019] N3 W5 S3 E5$ W5 N3 W15$ E20 S9 E7 S5 E23 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	0		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