

LOT 25
IN OR 1280/1198
DECLAR OF CVNTS. & REST

LAWING MARC D & BRANDI L
202 ROWAN OAK PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-0560-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,309	100	2,309	306,662
FGR	722	55	397	52,726
FOP	28	30	8	1,063
FUS	1,648	100	1,648	218,874

TOTALS	4,707		4,362	579,324
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0861	POOL GUNIT	0 100	30	16	480.00	SF	85.00	85.00
3	0845	KOOL DECK	0 100	0	0	960.00	SF	7.25	7.25
4	0912	SCRN RM G	0 100	40	36	1,440.00	SF	20.00	20.00
5	0812	CONCRETE C	0 100	0	0	2,678.00	SF	4.00	4.00
6	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00
7	0855	CONC PAVER	0 100	0	0	248.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 01/14/2021 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,362	100.7600	143.58	626,296	2007	2007	0	0	7.50	92.50
1 SFR CUST - 100% - 2009 Heated Area: 3957 HX Base Yr 2009											
202 ROWAN OAK PL, FERNANDINA BEACH											
BLD DATE 01/07/2008 DJ LGL DATE XF DATE LAND DATE INC DATE AG DATE											

TOTAL OB/XF 54,110											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

TOTAL OB/XF 54,110											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		579,324	
TOTAL MARKET OB/XF VALUE		54,110	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		833,434	
SOH/AGL Deduction		395,479	
ASSESSED VALUE		437,955	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		387,955	
TOTAL JUST VALUE		833,434	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		672,828	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20831	REMODEL	0	12/01/2007
B20809	POOL ENCLOSURE	10,000	11/01/2007
B0720184	SWIM POOL	25,000	07/01/2007
M13067	MECH OTHER	0	06/01/2007
P12342	OTHER	0	05/01/2007
C19636	CO ISSUED	0	03/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1280/1198	12/13/2004	WD	Q	V	
GRANTOR: LINDBOM WAYNE A & DOR					
GRANTEE: LAWING MARC D & BRA					
1264/0030	10/06/2004	WD	U	V	
GRANTOR: BROWN JUAN S & ANGEL					
GRANTEE: LINDBOM WAYNE A & D					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W63 S20 FGR=[YR=2007] S34 E9 N1 E13 N13 W1 N9 E1 N8 U3 L3 W19\$ E19 D3 R3 S8 W1 S9 E1 S4 E13 FOP=[YR=2007] E7 N4 W7 S4 \$ N4 E7 S5 R4 D4 E6 U4 R4 N2 E7 N9 E2 N16 W2 N18\$ PTR=E15 FUS=[YR=2007] S6 W6 S25 E5 S9 W5 S7 E5 S7 E13 N18 E3 S9 E14 N20 E11 S4 E4 N2 E1 N5 W1 N2 W2 N4 W14 U6 L6 N10 W22\$ W15\$.									

OTHER ADJUSTMENTS AND NOTES									

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