LOT 9
IN OR 1993/1505
PELICAN POINTE REPLAT PB 5/225

WOODS WENDY WAAS
215 SEA WOODS DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1631-0009-0000

BUILDING CHARACTERISTICS

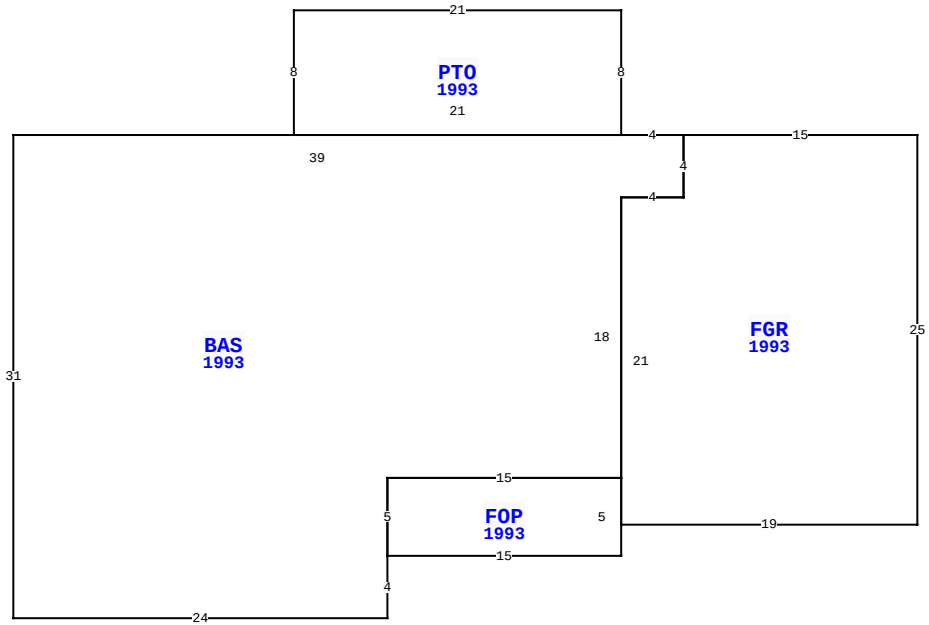
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 01
NEIGHBORHOOD/LOC	1013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,090	100	1,090	134,754
FGR	459	55	252	31,154
FOP	75	30	22	2,720
PTO	168	5	8	989
TOTALS	1,792		1,372	169,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,372	123.1776	146.27	200,682	1990	1990	0	0	0	15.48	84.52

1 SNGL FAM – 100% - 2016 Heated Area: 1090 HX Base Yr 2016



215 SEA WOODS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,616
TOTAL MARKET OB/XF VALUE		6,746
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		326,362
SOH/AGL Deduction		174,321
ASSESSED VALUE		152,041
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,041
TOTAL JUST VALUE		326,362
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100295	H/AC	4,300	02/16/2010
5780B	NEW CONSTR	57,750	02/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1993/1505	7/24/2015	WD	Q	I	02	163,000
GRANTOR: MANLEY JANE A						
GRANTEE: WOODS WENDY WAAS						
0680/0967	5/10/1993	WD	Q	I		70,500
GRANTOR: ROCKEFELLER CAROL						
GRANTEE: MANLEY WM & JANE A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W15 BAS=[YR=1993] W4 PTO=[YR=1993] N8 W21 S8 E21$ W39 S31 E24 N4 FOP=[YR=1993] E15 N5W15 S5$ N5 E15 N18 E4 N4$ S4 W4 S21 E19 N25$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0810	CONCRETE A	0	100	0	0	1,066.00	SF	6.50	6.50	100	1990	1990	3	62	4,296	

LAND DESCRIPTION

TOTAL OB/XF 6,746

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	SFR	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 07/09/2018 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS