

LOT 10 IN OR 887/1097
PELICAN POINTE REPLAT PB 5/225

GOLDBERG JEFFREY D & MICHELE
213 SEA WOODS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1631-0010-0000



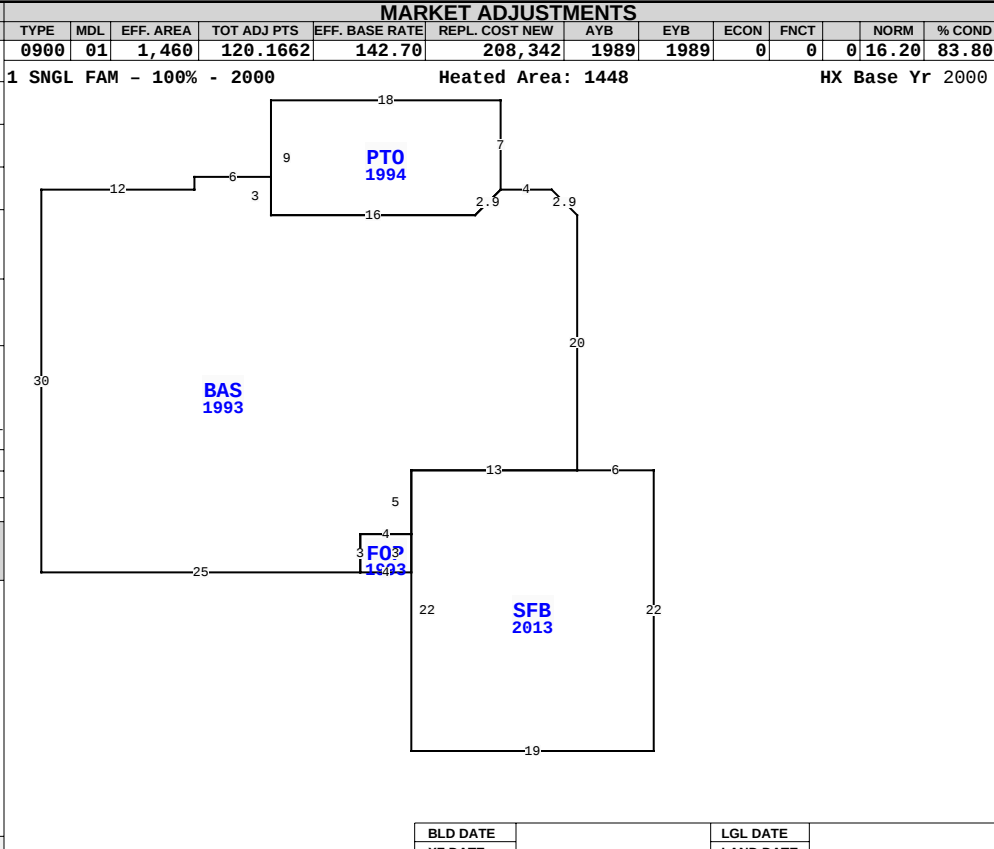
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 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	1,114	100	1,114	133,215
FOP	12	30	4	478
PTO	160	5	8	957
SFB	418	80	334	39,941
TOTALS	1,704		1,460	174,591

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989
2	0810	CONCRETE A	0 100	0	0	1,184.00	SF	6.50	6.50	100	1989
3	1242	WD DECK A	0 100	0	0	194.00	SF	10.00	10.00	100	1990



213 SEA WOODS DR, FERNANDINA BEACH

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,460	120.1662	142.70	208,342	1989	1989	0	0	16.20	83.80
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			174,591
TOTAL MARKET OB/XF VALUE			7,347
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			331,938
SOH/AGL Deduction			200,929
ASSESSED VALUE			131,009
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			81,009
TOTAL JUST VALUE			331,938
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2001	REPAIR/RRF	10,000	01/30/2001
5757B	ADDITION	1,000	01/18/1990
5501	NEW CONSTR	52,955	07/31/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0887/1097	6/17/1999	WD	Q	I	
GRANTOR: YARNELL J JAY & NANCY					
GRANTEE: GOLDBERG JEFFREY D					
0685/0321	7/20/1993	WD	Q	I	
GRANTOR: BRINSON WM & C					
GRANTEE: YARNELL J JAY & N					

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=2013] W6 BAS=[YR=1993] N20 U2 L2 W4 PTO=[YR=1994] N7 W18 S9 E16 U2 R2 \$ D2 L2 W16 N3 W6 S1 W12 S30 E25 FOP=[YR=1993] E4 N3 W4 S3\$ N3 E4 N5 E13\$ W13 S22 E19 N22\$.											

LAND DESCRIPTION											
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	0006	R-1	0.00	0.00	1.00	LT	1.00