LOT 14
PELICAN POINTE PB 5/212

WATKINS RUTH ANNE C
205 SEA WOODS DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1631-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

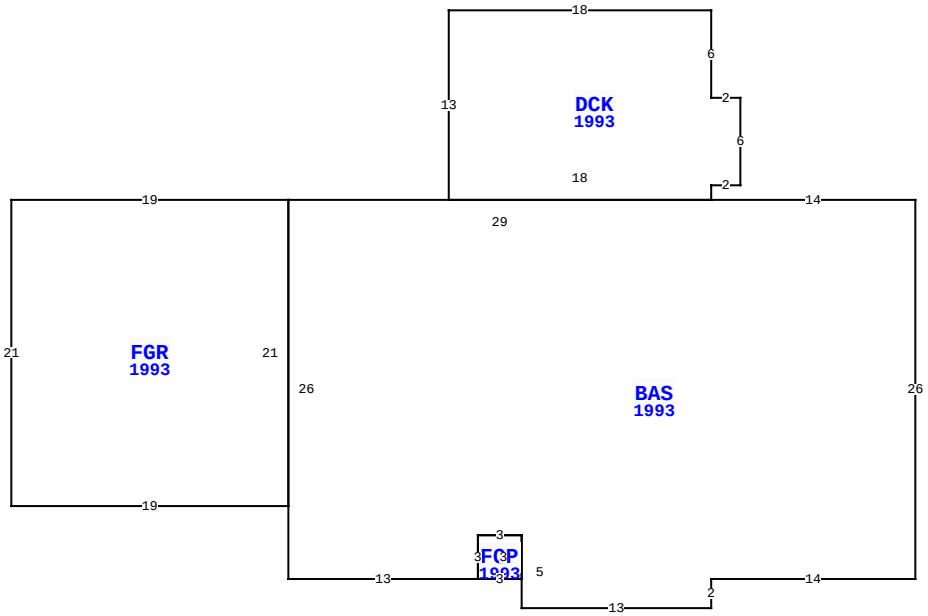
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,135	100	1,135	152,448
DCK	246	10	25	3,358
FGR	399	55	219	29,415
FOP	9	30	3	403
TOTALS	1,789		1,382	185,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,382	130.3848	154.83	213,975	1989	1995	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2020 Heated Area: 1135 HX Base Yr 2020



205 SEA WOODS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		185,623
TOTAL MARKET OB/XF VALUE		2,924
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		338,547
SOH/AGL Deduction		176,578
ASSESSED VALUE		161,969
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,969
TOTAL JUST VALUE		338,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2071003	REPAIR/RRF	2,500	06/05/2007
20040230	REMODEL	1,000	02/10/2004
5502	NEW CONSTR	54,250	07/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/1998	10/16/2019	WD	Q	I	01	297,500
GRANTOR: PLINN PATRICK & KAREN						
GRANTEE: WATKINS RUTH ANNE C						
2275/1011	4/26/2019	WD	Q	I	01	282,500
GRANTOR: RENNER DONALD W III &						
GRANTEE: FLINN PATRICK & KAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 DCK=[YR=1993] N1E2N6W2N6 W18S13E18$W29
FGR=[YR=1993] W19 S21 E19 N21 $ S26 E13 FOP=[YR=1993] E3 N3 W3S3 $ N3 E3 S5 E13 N2 E14 N26 $.

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	0810	CONCRETE A	0	100	0	0	756.00	SF	6.50	6.50	100	1989	1989	3	59.5	2,924	

LAND DESCRIPTION

TOTAL OB/XF 2,924

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 DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS