LOT 17
PELICAN POINTE PB 5/212

PAUL WILLIAM ROGER & DEBORAH CONNOR
222 SEA WOODS DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1631-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
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

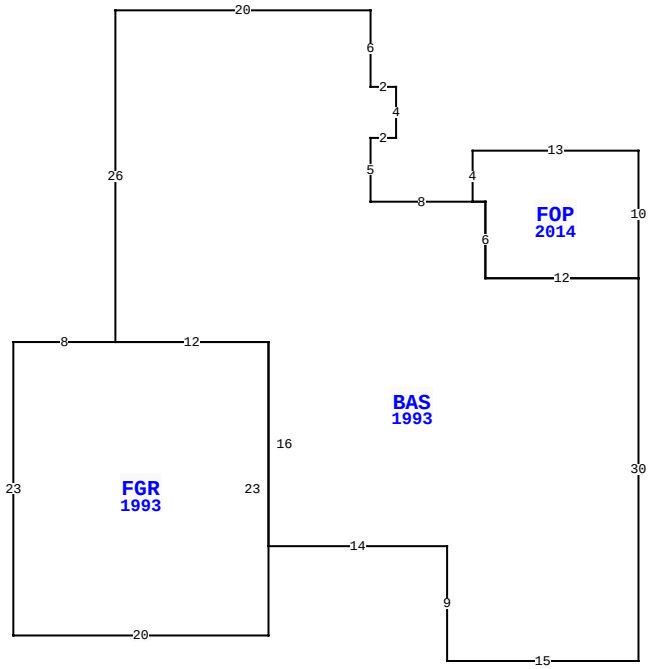
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,286	100	1,286	155,594
FGR	460	55	253	30,611
FOP	124	30	37	4,476
TOTALS	1,870		1,576	190,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,576	117.3816	139.39	219,679	1989	1995	0	0	0	13.20	86.80

1 SNGL FAM – 100% - 1990 Heated Area: 1286 HX Base Yr 1990



222 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		190,681
TOTAL MARKET OB/XF VALUE		6,959
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		347,640
SOH/AGL Deduction		238,926
ASSESSED VALUE		108,714
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,714
TOTAL JUST VALUE		347,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142294	ROOFOVER	17,500	10/27/2014
20090662	REPAIR/RRF	1,025	05/29/2009
20053037	REPAIR/RRF	7,000	11/17/2005
5393	NEW CONSTR	59,500	05/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/0327	8/05/2021	WD	U	I	11	100
GRANTOR: PAUL WILLIAM ROGER						
GRANTEE: PAUL WILLIAM ROGER						
0579/0462	9/18/1989	WD	Q	I		67,400
GRANTOR: HEAD STEPHAN A						
GRANTEE: PAUL WILLIAM ROGER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W13 S4 BAS=[YR=1993] W8 N5 E2 N4 W2 N6 W20 S26 FGR=[YR=1993] W8 S23 E20 N23 W12 $ E12 S16 E14 S9 E15 N30 W12 N6 W1$ E1 S6 E12 N10 $.

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	1989	1989	3	68	2,380	
2	0810	CONCRETE A	0	100	0	0	832.00	SF	6.50	6.50	100	1989	1989	3	59.5	3,218	
3	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	2005	2005	3	27	1,361	

LAND DESCRIPTION

TOTAL OB/XF 6,959

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