BLK 30 E 15FT OF LOT 1 &
E 40FT OF W 75FT OF S 30FT OF
LOT 2 & W 25FT OF LOT 16

NORTHWOODS LLC
41 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0030-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QUALITY Level 03
Occupancy	00	100

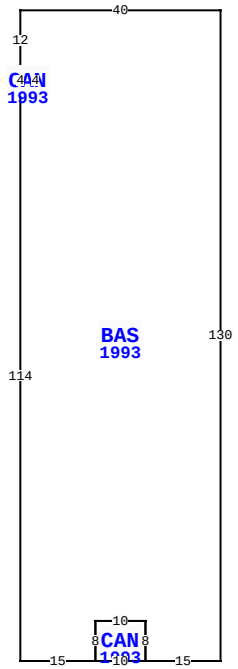
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,108	100	5,108	458,279
CAN	12	30	4	359
CAN	80	30	24	2,153
TOTALS	5,200		5,136	460,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
1701	04	5,136	110.8485	157.40	808,406	1966	1990	0	0	5	38.00	57.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 5108 HX Base Yr



501 CENTRE ST, FERNANDINA BEACH

BLD DATE	12/30/2021	KK	LGL DATE	
XF DATE	12/30/2021	KK	LAND DATE	12/30/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	460,791
TOTAL MARKET OB/XF VALUE	1,560
TOTAL LAND VALUE - MARKET	390,000
TOTAL MARKET VALUE	852,351
SOH/AGL Deduction	337,393
ASSESSED VALUE	514,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	514,958
TOTAL JUST VALUE	852,351
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	762,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091698	REMODEL	4,172	12/15/2009
20081043	DEMOLITION	1,200	06/19/2008
20070602	REPAIR/RRF	2,400	04/13/2007
20062072	REPAIR/RRF	3,500	09/09/2006
20053061	REPAIR/RRF	3,000	11/21/2005
20052725	H/AC	9,000	09/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/0260	8/08/2007	WD	Q	I	21	1,350,000
GRANTOR: SIEGMUND SUSAN P TRUS						
GRANTEE: NORTHWOODS LLC						
1043/1446	3/14/2002	QC	U	I	06	100
GRANTOR: SIEGMUND SUSAN P (M)						
GRANTEE: SIEGMUND SUSAN P TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS 1993= W40 S12 CAN=[YR=1993] E3 S4 W3 N4 $ E3 S4 W3 S114
E15 CAN=[YR=1993] E10 N8 W10 S8 $ N8 E10 S8 E15 N130 $.

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	0097	AWNING CN	0	0	0	0	40.00	SF	65.00	65.00	100	2009	2009	3	60	1,560	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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	001700	C	1STORY OFF	0	0003	C-3	0.00	0.00	5,200.00	SF		1.00	1.00	1.00	75.00	75.00	390,000							

REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 390,000 Market: 0 Agricultural: 0 Common: 390,000 PRINTED 08/02/2023 BY SYS