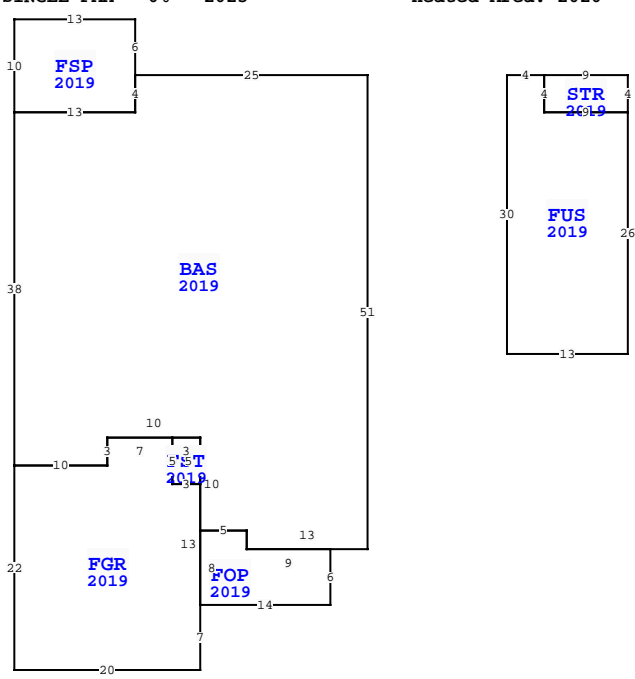


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4035.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,666	100	1,666
FGR	455	55	250
FOP	94	30	28
FSP	130	40	52
FST	15	55	8
FUS	354	100	354
STR	36	10	4
TOTALS	2,750		2,362

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,362	136.1416	122.87	290,219	2019	2019	0	0	1.00	99.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 2020 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			287,317
TOTAL MARKET OB/XF VALUE			3,347
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			365,664
SOH/AGL Deduction			0
ASSESSED VALUE			365,664
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			365,664
TOTAL JUST VALUE			365,664
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907750	CO ISSUED	0	11/26/2019
B1907750	NEW CONSTR	273,797	07/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/0903	10/28/2022	WD	Q	I	01	410,000
GRANTOR: LYLE PENELOPE POTTER						
GRANTEE: TRAN ANH & NGOC MY						
2325/0153	12/12/2019	WD	Q	I	02	271,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LYLE PENELOPE POTTE						

EXTRA FEATURES																
L N	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	0	12	3	SF	6.50	6.50	100	2019	2019	3	99	232	
2	0811	CONCRETE B	0	0	0		SF	5.20	5.20	100	2019	2019	3	99	3,115	

92024 WOODLAWN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023
INC DATE		AG DATE	MLU

BUILDING NOTES													
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BUILDING DIMENSIONS
 BAS=[YR=2019] W25 FSP=[YR=2019] N6 W13 S10 E13 N4\$ S4 W13 S38 FGR=[YR=2019] S22 E20 N7 FOP=[YR=2019] E14 N6 W9 N2 W5 S8\$ N13 FST=[YR=2019] N5 W3 S5 E3\$ W3 N5 W7 S3 W10\$ E10 N3 E10 S10 E5 S2 E13 N51\$ PTR= E15 FUS=[YR=2019] E4 STR=[YR=2019] E9 S4 W9 N4\$ S4 E9 S26 W13 N30\$ W15\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							