LOT 18
WOODBRIER PHASE 2 PBK 8/287

HARVILLE ALISON R & BRANDON
92007 WOODLAWN DR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2501-0018-0000

BUILDING CHARACTERISTICS

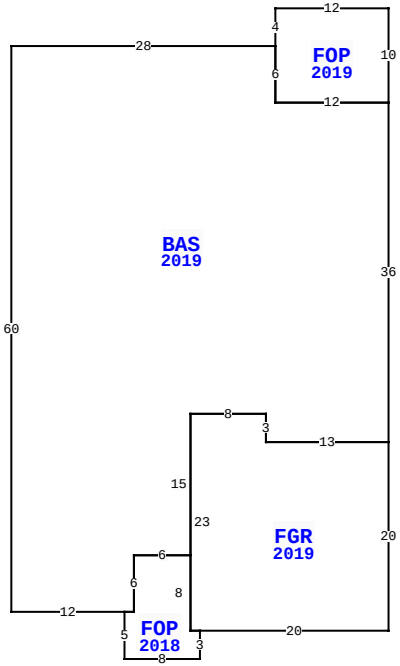
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	217,908
FGR	444	55	244	28,132
FOP	74	30	22	2,536
FOP	120	30	36	4,151
TOTALS	2,528		2,192	252,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	129.0415	116.46	255,280	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1890 HX Base Yr 2020



92007 WOODLAWN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,727
TOTAL MARKET OB/XF VALUE		4,086
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		331,813
SOH/AGL Deduction		101,602
ASSESSED VALUE		230,211
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,211
TOTAL JUST VALUE		331,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900656	CO ISSUED	0	05/03/2019
B1900656	NEW CONSTR	331,265	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2290/1235	7/15/2019	WD	Q	I	01	248,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: HARVILLE ALISON R &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W12 S4 BAS=[YR=2019] W28 S60 E12
FOP=[YR=2018] S5 E8 N3 FGR=[YR=2019] E20 N20 W13 N3 W8 S23 E1$ W1 N8 W6 S6 W1$ E1 N6 E6 N15 E8 S3 E13 N36 W12 N6$ 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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2019	2019	3	99	154	
2	0810	CONCRETE A	0	100	0	0	611.00	SF	6.50	6.50	100	2019	2019	3	99	3,932	

LAND DESCRIPTION

TOTAL OB/XF 4,086

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/12/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS