



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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

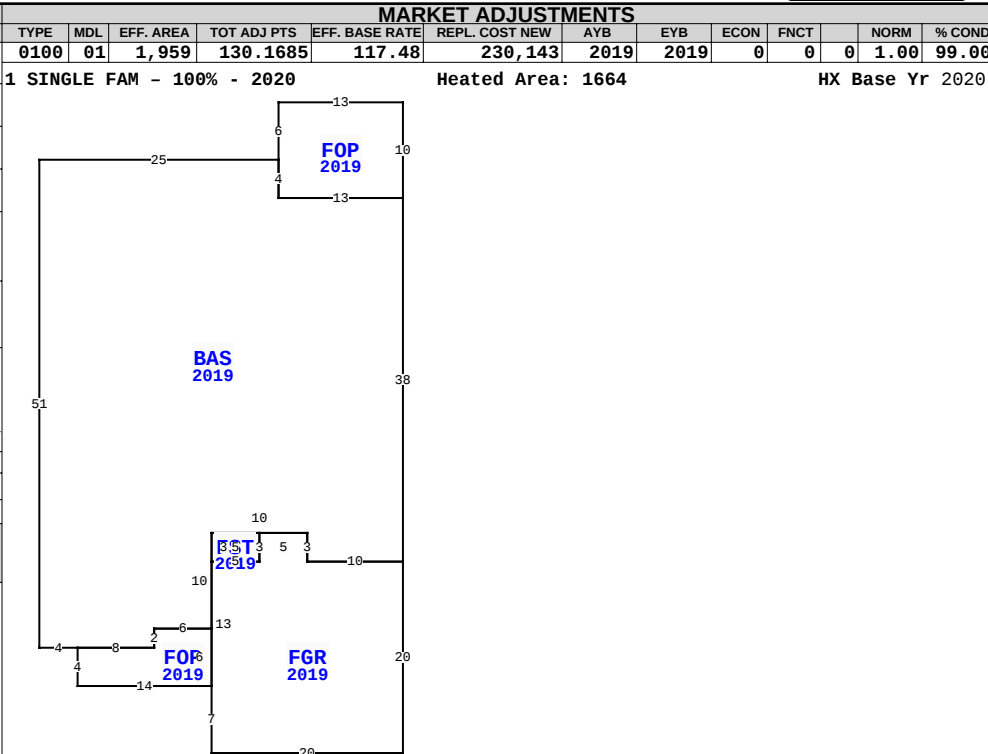
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	193,532
FGR	415	55	228	26,517
FOP	68	30	20	2,327
FOP	130	30	39	4,536
FST	15	55	8	931

TOTALS 2,292 1,959 227,842

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	0 100	11	3	33.00	SF	6.50	6.50	100	2019	2019	3	99	212	
2	0810	CONCRETE A	0 100	0	0	611.00	SF	6.50	6.50	100	2019	2019	3	99	3,932	
3	0462	ST/AL FNC	0 100	162	0	648.00	SF	10.00	10.00	100	2019	2019	3	93	6,026	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION			TOTAL OB/XF 10,458													
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
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 07/12/2019 BY KW



92019 WOODLAWN DR, FERNANDINA BEACH

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

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	0 100	11	3	33.00	SF	6.50	6.50	100	2019	2019	3	99	212	
2	0810	CONCRETE A	0 100	0	0	611.00	SF	6.50	6.50	100	2019	2019	3	99	3,932	
3	0462	ST/AL FNC	0 100	162	0	648.00	SF	10.00	10.00	100	2019	2019	3	93	6,026	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

TOTAL OB/XF 10,458																
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
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				227,842	
TOTAL MARKET OB/XF VALUE				10,458	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				313,300	
SOH/AGL Deduction				98,237	
ASSESSED VALUE				215,063	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				160,063	
TOTAL JUST VALUE				313,300	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				261,207	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900797	CO ISSUED	0	05/14/2019
B1900797	NEW CONSTR	227,589	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2279/1599	5/31/2019	WD	Q	I	02	245,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ELSWICK MARGARET A

BUILDING NOTES						
----------------	--	--	--	--	--	--

BUILDING DIMENSIONS
FOP=[YR=2019] W13 S6 BAS=[YR=2019] W25 S51 E4 FOP=[YR=2019] S4 E14 FGR=[YR=2019] S7 E20 N20 W10 N3 W5 FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 S13\$ N6 W6 S2 W8\$ E8 N2 E6 N10 E10 S3 E10 N38 W13 N4\$ S4 E13 N10\$.