



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 70
Interior Floor	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,151	100	2,151	247,617
FGR	438	55	241	27,743
FOP	131	30	39	4,490
FSP	140	40	56	6,447
FST	15	55	8	921
PTO	36	5	2	231

TOTALS	2,911		2,497	287,447
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	
2	0810	CONCRETE A	0 100	0	0	520.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,497	128.8368	116.28	290,351	2019	2019	0	0
1 SINGLE FAM - 100% - 2021 Heated Area: 2151 HX Base Yr 2021									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
92047 WOODLAWN DR, FERNANDINA BEACH 05/17/2023 MLU									

TOTAL OB/XF									
3,578									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	287,447		
TOTAL MARKET OB/XF VALUE	3,578		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	366,025		
SOH/AGL Deduction	110,511		
ASSESSED VALUE	255,514		
TOTAL EXEMPTION VALUE	HX HB SX WR 105,000		
BASE TAXABLE VALUE	150,514		
TOTAL JUST VALUE	366,025		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	307,783		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900254	CO ISSUED	0	03/29/2019
B1900254	NEW CONSTR	286,712	01/10/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2372/0179	6/25/2020	WD	Q	I	01
GRANTOR: SCHNELL RICHARD T & GRANTEE: HUDSON RODGER H & D					
2269/1544	4/18/2019	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM GRANTEE: SCHNELL RICHARD T &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W23 FSP=[YR=2019] W14 S4 PTO=[YR=2019] W6 S6 E6 N6\$ S6 E14 N10\$ S10 W27 S34 FGR=[YR=2019] S20 E21 N5 FOP=[YR=2019] E19 N5 W13 N6 W6 S11\$ N15 FST=[YR=2019] N3 W5 S3 E5\$ W5 N3 W6 S3 W10\$ E10 N3 E11 S7 E6 S6 E23 N54\$.									