



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 Floop	11	CLAY TILE 100
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

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Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4035.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	241,160
FGR	365	55	201	24,164
FOP	98	30	29	3,486
FSP	200	40	80	9,618
FST	15	55	8	961

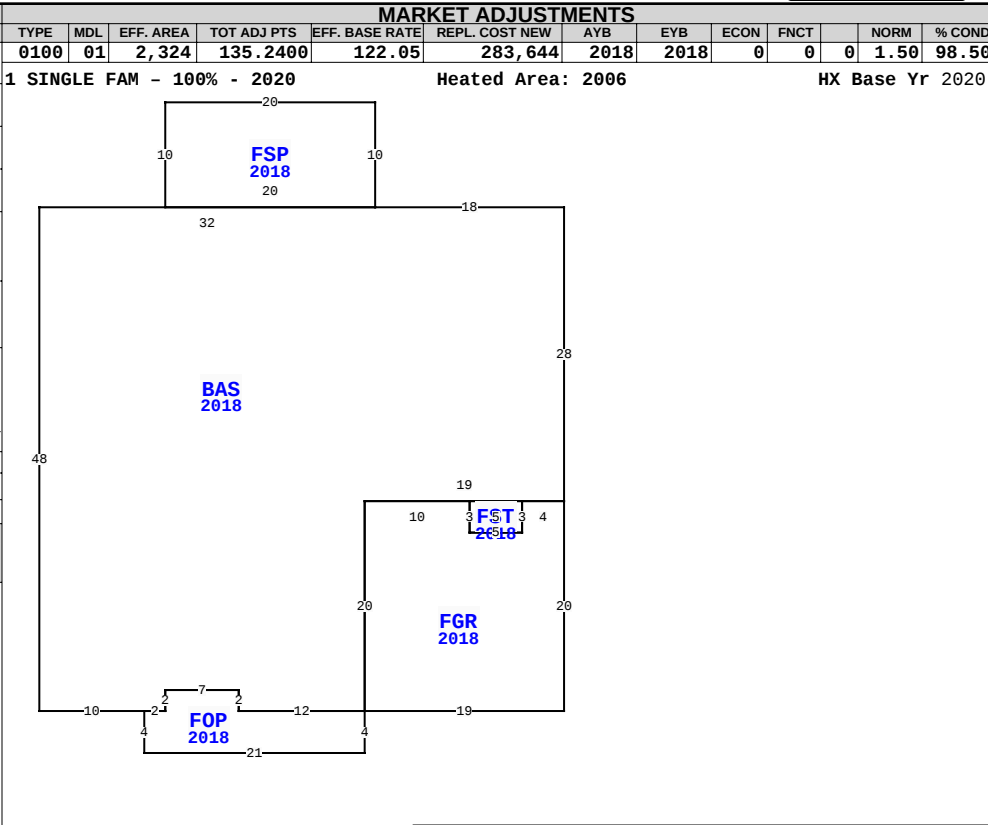
TOTALS	2,684		2,324	279,389
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0811	CONCRETE B
2	0476	VF 6 SBPL
3	0470	VNYL GATE

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	0811	CONCRETE B	0	100	0	0	623.00	SF	5.20	5.20	100	2018	2018	3	98	3,175	
2	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2018	2018	3	95	3,800	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	10/04/2018	BY	DJ
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92038 WOODLAWN DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/17/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											7,545
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
623.00	SF	5.20	5.20	100	2018	2018	3	98	3,175		
125.00	LF	32.00	32.00	100	2018	2018	3	95	3,800		
2.00	UT	300.00	300.00	100	2018	2018	3	95	570		

TOTAL OB/XF											7,545	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
	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
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY					
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				279,389	
TOTAL MARKET OB/XF VALUE				7,545	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				361,934	
SOH/AGL Deduction				187,748	
ASSESSED VALUE				174,186	
TOTAL EXEMPTION VALUE	HX HB			50,000	
BASE TAXABLE VALUE				124,186	
TOTAL JUST VALUE				361,934	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				303,823	

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805666	CO ISSUED	0	09/13/2018
B1805666	NEW CONSTR	263,768	06/05/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2227/1773	9/28/2018	WD	Q	I	01

GRANTOR: SEDA CONSTRUCTION COM	SALE PRICE	259,300
GRANTEE: LEVINE MICHAEL J &		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2018] W18 FSP=[YR=2018] N10 W20 S10 E20\$ W32 S48 E10		
FOP=[YR=2018] S4 E21 N4 W12 N2 W7 S2 W2\$ E2 N2 E7 S2 E12		
FGR=[YR=2018] E19 N20 W4 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3		
W10 S20\$ N20 E19 N28\$.		