



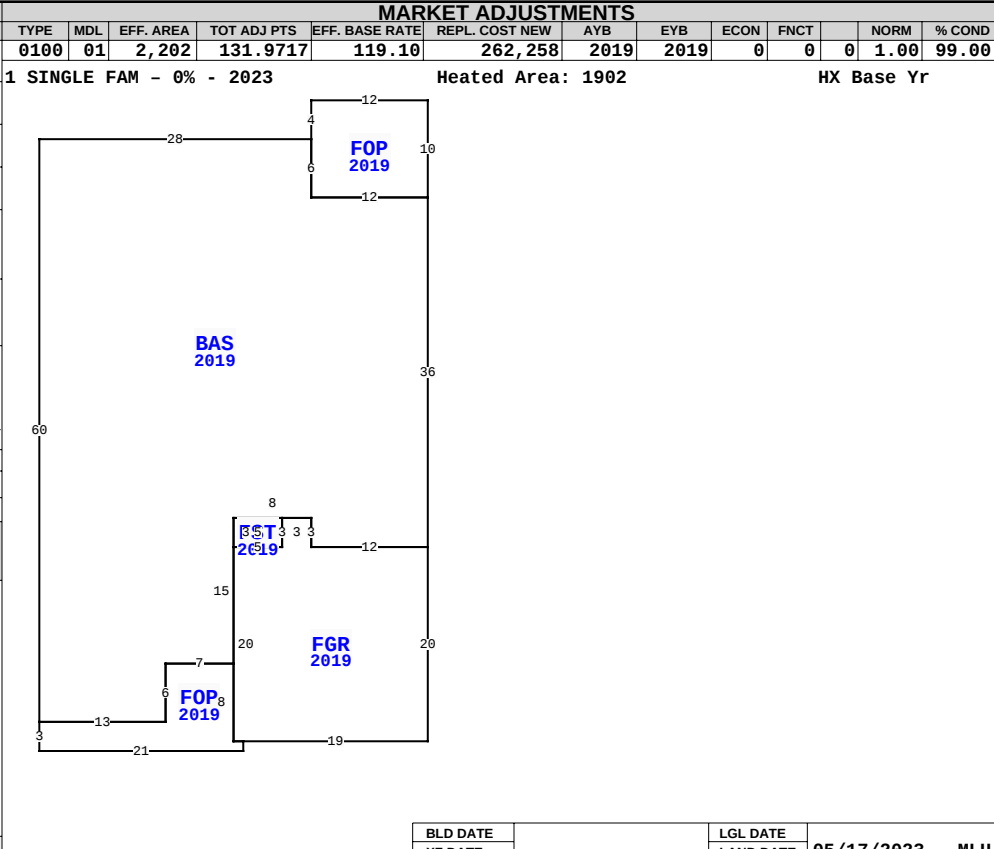
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,902	100	1,902	224,263
FGR	409	55	225	26,530
FOP	103	30	31	3,655
FOP	120	30	36	4,245
FST	15	55	8	943
TOTALS	2,549		2,202	259,635

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	7	3		21.00	SF 6.50	6.50	100	2019	2019	3	99	135
2	0810	CONCRETE A	0	0	0	0		388.00	SF 6.50	6.50	100	2019	2019	3	99	2,497

LAND DESCRIPTION			TOTAL OB/XF 2,632													
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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00



92034 WOODLAWN DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/17/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	259,635		
TOTAL MARKET OB/XF VALUE	2,632		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	337,267		
SOH/AGL Deduction	0		
ASSESSED VALUE	337,267		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	337,267		
TOTAL JUST VALUE	337,267		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	281,612		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907551	CO ISSUED	0	10/21/2019
B1907551	NEW CONSTR	259,672	07/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/0517	9/16/2022	WD	Q	I	01	399,900
GRANTOR: BRITT RICHARD RAY III						
GRANTEE: COONEY PAULA						
2339/1326	2/13/2020	WD	Q	I	01	252,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRITT RICHARD RAY I						

BUILDING NOTES																
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BUILDING DIMENSIONS																
FOP=[YR=2019] W12 S4 BAS=[YR=2019] W28 S60 FOP=[YR=2019] S3 E21 N1 FGR=[YR=2019] E19 N20 W12 N3 W3 FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 S20 E1\$ W1 N8 W7 S6 W13\$ E13 N6 E7 N15 E8 S3 E12 N36 W12 N6 \$ S6 E12 N10\$.																