



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

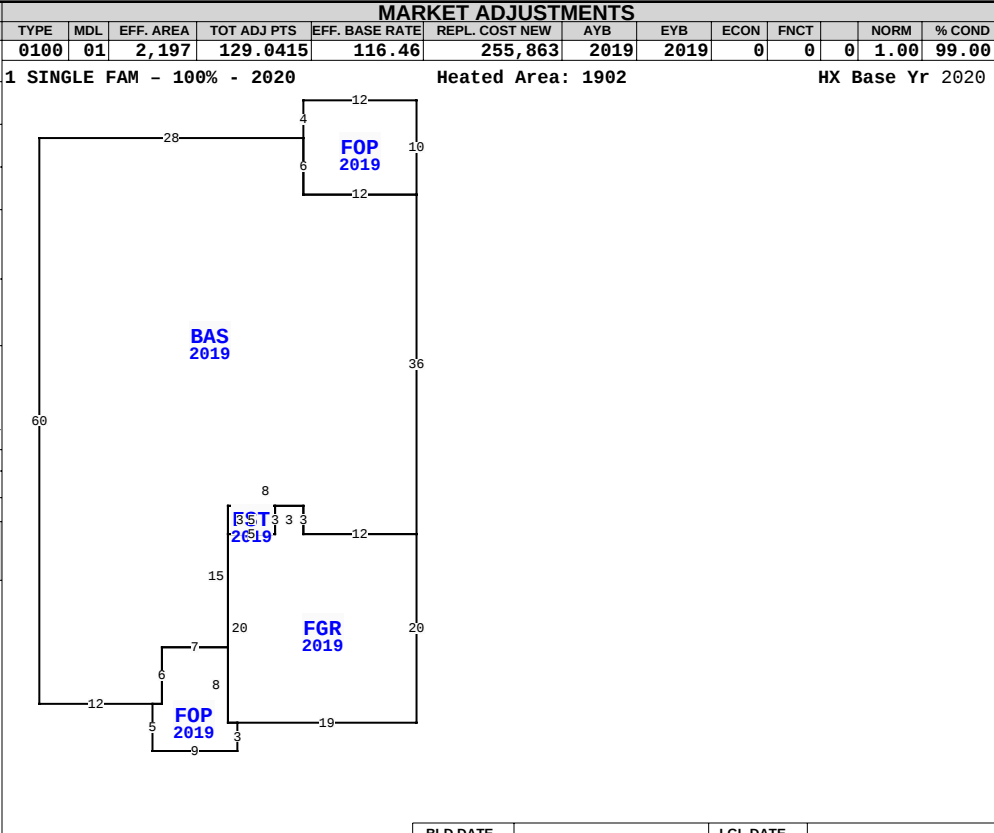
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4035.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1,902	219,292
FGR	409	55	225	25,942
FOP	85	30	26	2,998
FOP	120	30	36	4,151
FST	15	55	8	923
TOTALS	2,531		2,197	253,304

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT

L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT
1	0810	CONCRETE A	0 100	7 3
2	0810	CONCRETE A	0 100	0 0

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000100	C	SFR	100



92032 WOODLAWN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/17/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	6.50	100	2019	2019	3	99	135	
6.50	6.50	100	2019	2019	3	99	3,964	

TOTAL OB/XF										4,099
TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
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VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		253,304
TOTAL MARKET OB/XF VALUE		4,099
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		332,403
SOH/AGL Deduction		101,761
ASSESSED VALUE		230,642
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		180,642
TOTAL JUST VALUE		332,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904385	NEW CONSTR	258,941	04/30/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/0759	8/15/2019	WD	Q	I	01	256,800

GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: AUDET MARK P & ELLE						

BUILDING DIMENSIONS						
FOP=[YR=2019] W12 S4 BAS=[YR=2019] W28 S60 E12						
FOP=[YR=2019] S5 E9 N3 FGR=[YR=2019] E19 N20 W12 N3 W3						
FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 S20 E1\$ W1 N8 W7 S6 W1\$ E1						
N6 E7 N15 E8 S3 E12 N36 W12 N6\$ S6 E12 N10\$.						