LOT 41
WOODBRIER PHASE 2 PBK 8/287

GIFFORD HOLLY J TRUST/GIFFORD HOLLY J TRUSTEE
92030 WOODLAWN DR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2501-0041-0000

BUILDING CHARACTERISTICS

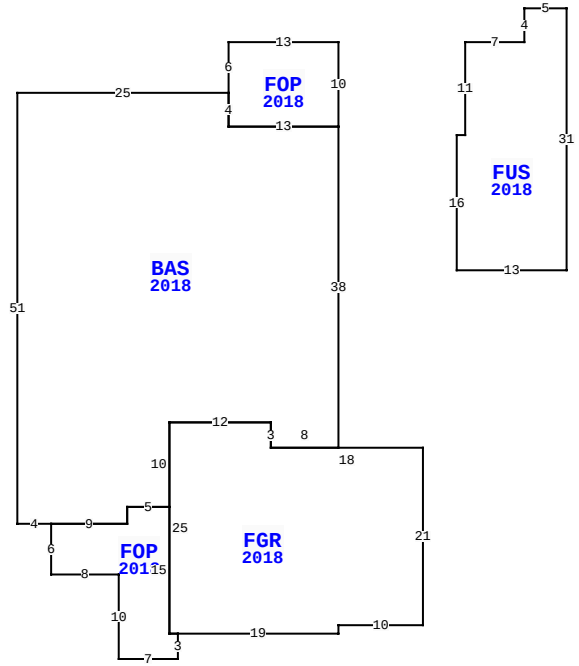
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,660	100	1,660	193,252
FGR	686	55	377	43,889
FOP	130	30	39	4,540
FOP	157	30	47	5,471
FUS	360	100	360	41,910
TOTALS	2,993		2,483	289,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	131.1552	118.37	293,913	2018	2018	0	0	0	1.65	98.35

1 SINGLE FAM – 100% - 2021 Heated Area: 2020 HX Base Yr 2021



92030 WOODLAWN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,063
TOTAL MARKET OB/XF VALUE		8,052
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		372,115
SOH/AGL Deduction		161,019
ASSESSED VALUE		211,096
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,096
TOTAL JUST VALUE		372,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805664	CO ISSUED	0	11/07/2018
B1805664	NEW CONSTR	277,730	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2419/0629	12/16/2020	WD	U	I	11	100
GRANTOR: GIFFORD HOLLY J						
GRANTEE: GIFFORD HOLLY J TRU						
2340/1624	2/20/2020	WD	Q	I	02	295,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GIFFORD HOLLY J						

BUILDING NOTES

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	2,054.00	SF	4.00	4.00	100	2018	2018	3	98	8,052	

BUILDING DIMENSIONS

FOP=[YR=2018] W13 S6 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S6 E8 S10 E7 N3 FGR=[YR=2018] E19 N1 E10 N21 W18 N3 W12 S25 E1$ W1 N15 W5 S2 W9$ E9 N2 E5 N10 E12 S3 E8 N38 W13 N4$ S4 E13 N10$ PTR=E15 FUS=[YR=2018] E7 N4 E5 S31 W13 N16 E1 N11 $ W15$.

LAND DESCRIPTION

TOTAL OB/XF 8,052

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS