IN OR 657 PG 439
ESMT MAINT AGMT PT OR 661/336
ESMT IN OR 657/434

WOODCOCK DOUGLAS P & CORINNE D
96014 AZALEA LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-0000-0003-0010

BUILDING CHARACTERISTICS

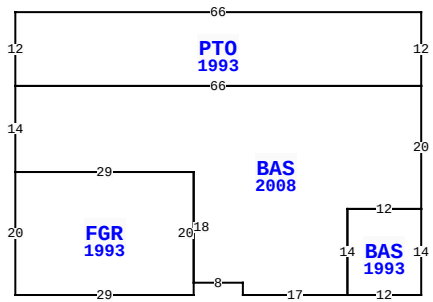
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

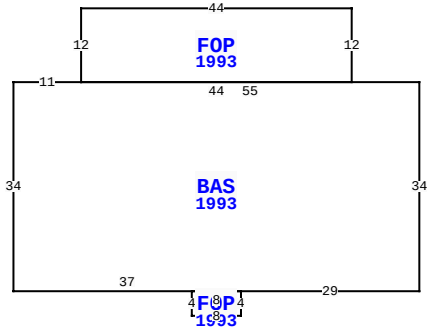
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100	168	20,015
BAS	2,244	100	2,244	267,345
BAS	1,480	100	1,480	176,324
FGR	580	55	319	38,005
FOP	32	30	10	1,191
FOP	528	30	158	18,824
PTO	792	5	40	4,766
TOTALS	5,824		4,419	526,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,419	96.0960	136.94	605,138	1992	1996	0	0	0	13.00	87.00

1 SFR CUST – 100% - 0 Heated Area: 3892 HX Base Yr





96014 AZALEA LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		856,986
TOTAL MARKET OB/XF VALUE		85,798
TOTAL LAND VALUE - MARKET		720,000
TOTAL MARKET VALUE		1,662,784
SOH/AGL Deduction		891,037
ASSESSED VALUE		771,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		721,747
TOTAL JUST VALUE		1,662,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,481,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2101309	CHNGE SRVC	0	02/04/2021
R2001136	REPAIR/RRF	15,500	02/01/2020
M1217685	H/AC	0	10/01/2012
007372	SWIM POOL	20,000	07/01/2000
972418	H/AC	0	06/01/1997
973693	NEW CONSTR	87,295	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0657/0439	5/08/1992	WD	Q	V		82,500
GRANTOR: SCOTT STANLEY VIRGIL						
GRANTEE: WOODCOCK DOUGLAS &						
0657/0436	5/08/1992	PR	U	V	01	100
GRANTOR: SCOTT G T & S V P/R						
GRANTEE: SCOTT STANLEY VIRGI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W66 S12 BAS=[YR=2008] S14 FGR=[YR=1993] S20 E29 N20 W29 $ E29 S18 E8 S2 E17 BAS=[YR=1993] E12 N14 W12 S14 $ N14 E12 N20 W66 $ E66 N12 $ PTR= E15 BAS=[YR=1993] E11 FOP=[YR=1993] N12 E44 S12 W44 $ E55 S34 W29 FOP=[YR=1993] S4 W8 N4 E8 $ W37 N34 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	2,146.00	SF	4.00	4.00	100	1992	1992	3	66	5,665	
3	0811	CONCRETE B	0	100	0	0	585.00	SF	5.20	5.20	100	1993	1993	3	68	2,069	
4	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	1997	1997	3	20	32	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
6	0812	CONCRETE C	0	100	0	0	2,131.00	SF	4.00	4.00	100	1997	1997	3	75	6,393	
8	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	600	
9	0300	BOAT DCK W	0	100	0	0	1,155.00	SF	40.00	40.00	100	2008	2008	3	56	25,872	
10	0350	CARPORT WD	0	100	12	10	120.00	SF	13.00	13.00	100	2000	2000	3	20	312	
11	0461	IRON FENCE	0	100	0	0	23.00	SF	8.50	8.50	100	2000	2000	3	85	166	

TOTAL OB/XF 46,534

LAND DESCRIPTION

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	000130	C	SFR WATER	100		RS-1	0.00	0.00	7.50	AC		1.00	1.00	0.60	160,000.00	96,000.00	720,000							

REVIEW DATE 01/11/2019 BY KW Total Acres: 7.50 Total Land Value: 720,000 Market: 0 Agricultural: 0 Common: 720,000 PRINTED 08/02/2023 BY SYS

IN OR 657 PG 439
ESMT MAINT AGMT PT OR 661/336
ESMT IN OR 657/434

WOODCOCK DOUGLAS P & CORINNE D
96014 AZALEA LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

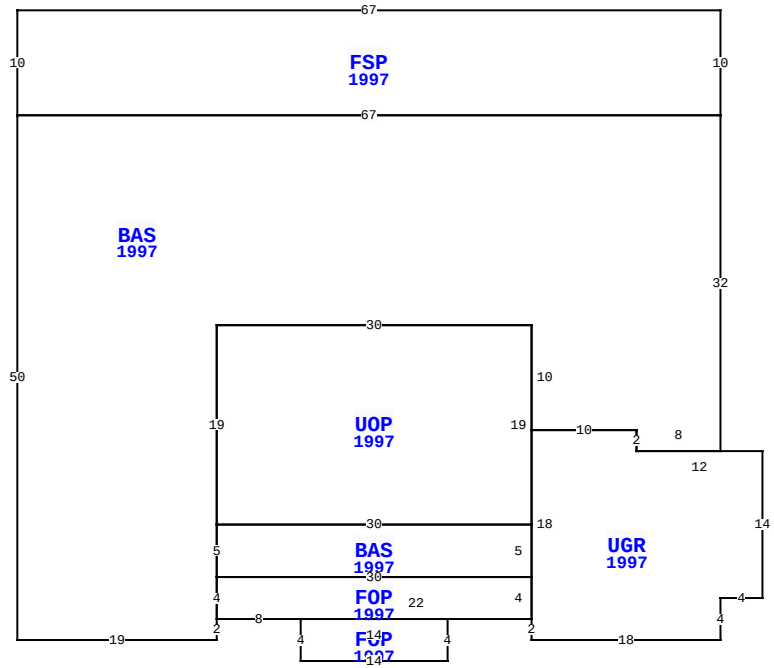
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	150	100	150	15,910
BAS	2,106	100	2,106	223,378
FOP	56	30	17	1,803
FOP	120	30	36	3,819
FSP	670	40	268	28,426
UGR	400	45	180	19,093
UOP	570	20	114	12,092
TOTALS	4,072		2,871	304,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,871	102.0840	121.22	348,023	1997	1997	0	0	0	12.50	87.50

2 SNGL FAM – 0% - 0 Heated Area: 2256 HX Base Yr



96014 AZALEA LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		856,986
TOTAL MARKET OB/XF VALUE		85,798
TOTAL LAND VALUE - MARKET		720,000
TOTAL MARKET VALUE		1,662,784
SOH/AGL Deduction		891,037
ASSESSED VALUE		771,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		721,747
TOTAL JUST VALUE		1,662,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,481,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0657/0439	5/08/1992	WD	Q	V		82,500
GRANTOR: SCOTT STANLEY VIRGIL						
GRANTEE: WOODCOCK DOUGLAS &						
0657/0436	5/08/1992	PR	U	V	01	100
GRANTOR: SCOTT G T & S V P/R						
GRANTEE: SCOTT STANLEY VIRGI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1997] W67 S10 BAS=[YR=1997] S50 E19 N2 FOP=[YR=1997] E8 FOP=[YR=1997] S4 E14 N4 W14 $ E22 UGR=[YR=1997] S2 E18 N4 E4 N14 W12 N2 W10 S18 $ N4 W30 S4 $ N4 BAS=[YR=1997] E30 N5 W30 S5 $ N5 UOP=[YR=1997] E30 N19 W30 S19 $ N19 E30 S10 E10 S2 E8 N32 W67 $ E67 N10 $.

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
12	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	500	
15	0861	POOL GUNIT	0	100	0	0	462.00	SF	85.00	85.00	100	2001	2001	3	29	11,388	
16	0845	KOOL DECK	0	100	0	0	1,923.00	SF	7.25	7.25	100	2001	2001	3	82	11,432	
17	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
18	0812	CONCRETE C	0	100	0	0	3,876.00	SF	4.00	4.00	100	2001	2001	3	82	12,713	
19	1126	CB/STC 8"	0	100	0	0	462.00	SF	8.00	8.00	100	2001	2001	3	82	3,031	

LAND DESCRIPTION

TOTAL OB/XF 39,264

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

REVIEW DATE 01/11/2019 BY KW Total Acres: 7.50 Total Land Value: 720,000 Market: 0 Agricultural: 0 Common: 720,000 PRINTED 08/02/2023 BY SYS

IN OR 657 PG 439
ESMT MAINT AGMT PT OR 661/336
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WOODCOCK DOUGLAS P & CORINNE D
96014 AZALEA LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-0000-0003-0010

BUILDING CHARACTERISTICS

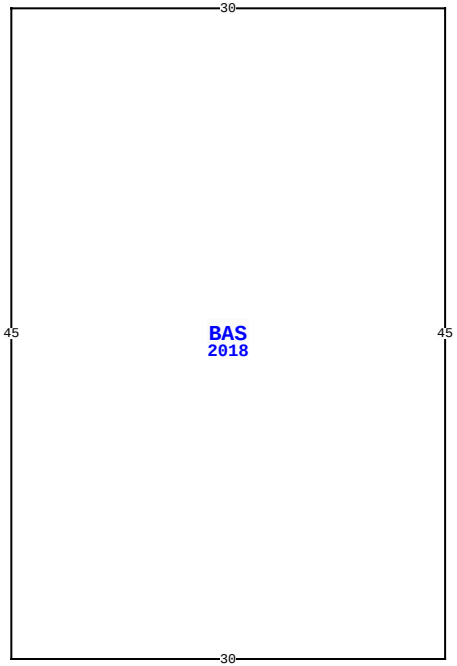
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	25,996
TOTALS	1,350		1,350	25,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,350	59.8000	20.93	28,256	2014	2014	0	0	0	8.00	92.00

3 GARAGE RES – 100% - 0 Heated Area: 1350 HX Base Yr



96014 AZALEA LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		721,747
TOTAL JUST VALUE		1,662,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,481,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: SCOTT STANLEY VIRGIL						
GRANTEE: WOODCOCK DOUGLAS &						
0657/0436	5/08/1992	PR	U	V	01	100
GRANTOR: SCOTT G T & S V P/R						
GRANTEE: SCOTT STANLEY VIRGI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S45 E30 N45$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/11/2019 BY KW Total Acres: 7.50 Total Land Value: 720,000 Market: 0 Agricultural: 0 Common: 720,000 PRINTED 08/02/2023 BY SYS