LOT 25
IN OR 1280/1198
DECLAR OF CVNTS,& REST

LAWING MARC D & BRANDI L
202 ROWAN OAK PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-0560-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

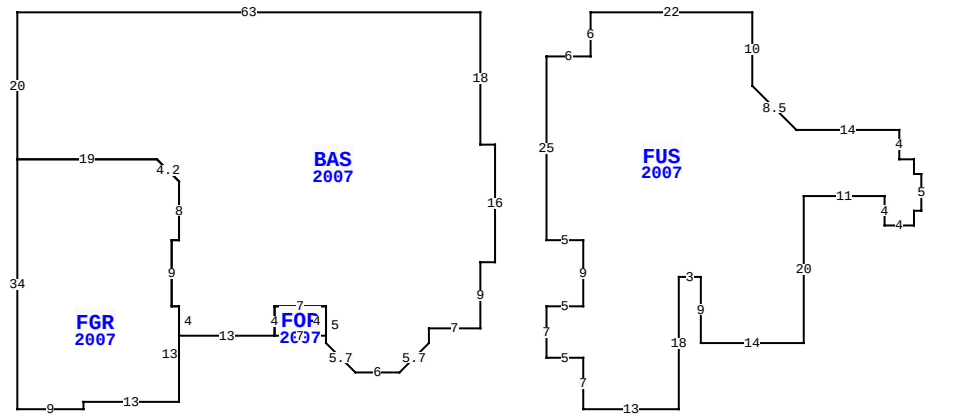
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,309	100	2,309	321,063
FGR	722	55	397	55,203
FOP	28	30	8	1,112
FUS	1,648	100	1,648	229,153
TOTALS	4,707		4,362	606,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,362	100.7600	151.14	659,273	2007	2007	0	0	0	8.00	92.00

1 SFR CUST - 100% - 2009 Heated Area: 3957 HX Base Yr 2009



202 ROWAN OAK PL, FERNANDINA BEACH

BLD DATE	01/07/2008	DJ	LGL DATE	
XF DATE			LAND DATE	04/18/2024 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		606,531
TOTAL MARKET OB/XF VALUE		50,810
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		882,341
SOH/AGL Deduction		431,247
ASSESSED VALUE		451,094
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		401,094
TOTAL JUST VALUE		882,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		833,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20831	REMODEL	0	12/01/2007
B20809	POOL ENCLOSURE	10,000	11/01/2007
B0720184	SWIM POOL	25,000	07/01/2007
M13067	MECH OTHER	0	06/01/2007
P12342	OTHER	0	05/01/2007
C19636	CO ISSUED	0	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1198	12/13/2004	WD	Q	V		117,000
GRANTOR: LINDBOM WAYNE A & DOR						
GRANTEE: LAWING MARC D & BRA						
1264/0030	10/06/2004	WD	U	V		87,500
GRANTOR: BROWN JUAN S & ANGEL						
GRANTEE: LINDBOM WAYNE A & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W63 S20 FGR=[YR=2007] S34 E9 N1 E13 N13 W1 N9 E1 N8 U3 L3 W19$ E19 D3 R3 S8 W1 S9 E1 S4 E13
FOP=[YR=2007] E7 N4 W7 S4 $ N4 E7 S5 R4 D4 E6 U4 R4 N2 E7 N9 E2 N16 W2 N18$ PTR=E15 FUS=[YR=2007] S6 W6 S25 E5 S9 W5 S7 E5 S7 E13 N18 E3 S9 E14 N20 E11 S4 E4 N2 E1 N5 W1 N2 W2 N4 W14 U6 L6 N10 W22$ 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	2007	2007	3	91	3,185	
2	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	2007	2007	3	48	19,584	
3	0845	KOOL DECK	0	100	0	0	960.00	SF	7.25	7.25	100	2007	2007	3	88	6,125	
4	0912	SCRN RM G	0	100	40	36	1,440.00	SF	20.00	20.00	100	2007	2007	3	31	8,928	
5	0812	CONCRETE C	0	100	0	0	2,678.00	SF	4.00	4.00	100	2007	2007	3	88	9,427	
6	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	2008	2008	3	35	2,016	
7	0855	CONC PAVER	0	100	0	0	248.00	SF	7.00	7.00	100	2008	2008	3	89	1,545	

LAND DESCRIPTION

TOTAL OB/XF 50,810

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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS