LOT 2
IN OR 2251/1623
SHADOW WOODS SUB PB 4/88

JOHNSTON GAYLA
116 SPANISH MOSS LN
PONTE VEDRA BCH, FL 32082

2024

00-00-30-0610-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

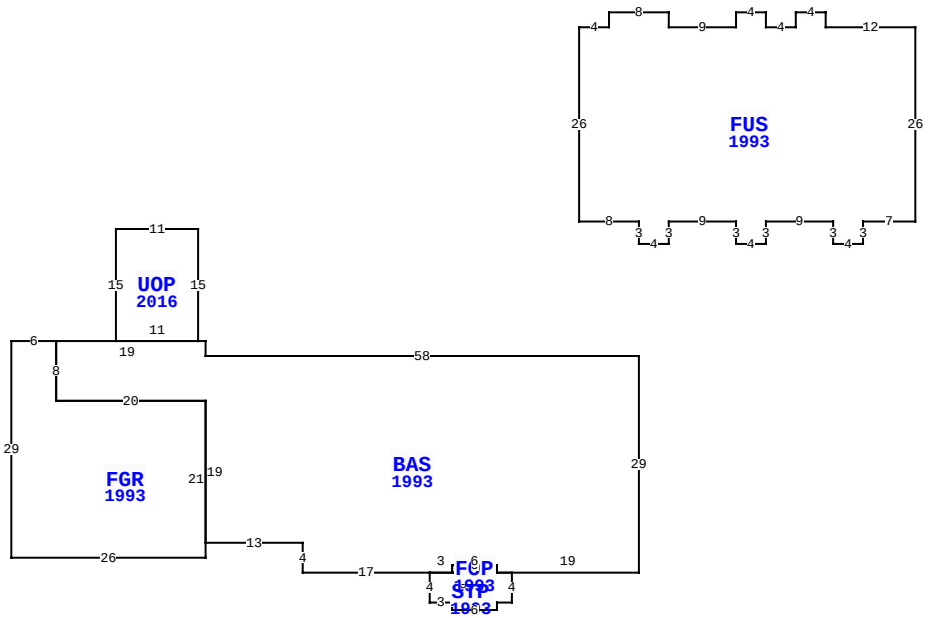
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1,784	190,090
FGR	594	55	327	34,842
FOP	6	30	2	213
FUS	1,238	100	1,238	131,912
STP	50	10	5	533
UOP	165	20	33	3,516
TOTALS	3,837		3,389	361,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,389	109.8480	137.31	465,344	1979	1989	0	0	0	22.40	77.60

1 SNGL FAM – 0% - 2024 Heated Area: 3022 HX Base Yr



1375 SHADOW WOODS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	361,107
TOTAL MARKET OB/XF VALUE	45,941
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	682,048
SOH/AGL Deduction	0
ASSESSED VALUE	682,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	682,048
TOTAL JUST VALUE	682,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	667,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632830	SCRNROOM	29,016	08/01/2016
M015305	H/AC	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2251/1623	1/30/2019	WD	Q	I	01	565,000
GRANTOR: DAVENPORT KEITH O & C						
GRANTEE: JOHNSTON ROBERT & G						
2037/1255	3/31/2016	WD	Q	I	01	505,000
GRANTOR: KELLNER DENNIS & TAMA						
GRANTEE: DAVENPORT KEITH O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 N2 W1 UOP=[YR=2016] N15 W11 S15 E11$ W19 FGR=[YR=1993] W6 S29 E26 N21 W20 N8$ S8 E20 S19 E13 S4 E17 STP=[YR=1993] S4 E3 S1 E6 N1 E2 N4 W2 FOP=[YR=1993] N1 W6 S1 E6$ W9$ E3 N1 E6 S1 E19 N29$ PTR=N15 FUS=[YR=1993] N3 W8 N26 E4 N2 E8 S2 E9 N2 E4 S2 E4 N2 E4 S2 E12 S26 W7 S3 W4 N3 W9 S3 W4 N3 W9 S3 W4$ S15$.

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	0810	CONCRETE A	0	0	22	22	484.00	SF	6.50	6.50	100	1979	1979	3	30	944	
2	0861	POOL GUNIT	0	0	0	0	573.00	SF	85.00	85.00	100	1982	1982	3	20	9,741	
3	1242	WD DECK A	0	0	0	0	290.00	SF	10.00	10.00	100	2016	2016	3	74	2,146	
4	0855	CONC PAVER	0	0	0	0	724.00	SF	10.00	10.00	100	2016	2016	3	96	6,950	
5	0825	BRICK	0	0	0	0	16.00	SF	12.50	12.50	100	1990	1990	3	86	172	
6	0851	PATIO STON	0	0	0	0	102.00	SF	0.75	0.75	100	2003	2003	3	83	63	
7	0940	SHEDS/PORT	0	0	6	3	18.00	SF	20.10	20.10	100	1979	1979	3	20	72	
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
9	1076	TRELLIS A	0	0	13	12	156.00	SF	7.50	7.50	100	2006	2006	3	44	515	
10	0911	SCRN RM A	0	0	0	0	1,300.00	SF	17.50	17.50	100	2016	2016	3	74	16,835	

TOTAL OB/XF 39,238

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	000100	C	SFR	0	0005	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS

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TOTALS				

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	1242	WD DECK A	0	0	0	0	130.00	SF	10.00	10.00	100	2016	2016	3	74	962	
12	1242	WD DECK A	0	0	0	0	480.00	SF	10.00	10.00	100	2016	2016	3	74	3,552	
13	0855	CONC PAVER	0	0	76	3	228.00	SF	10.00	10.00	100	2016	2016	3	96	2,189	

LAND DESCRIPTION

TOTAL OB/XF 6,703

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS