



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,032	100	2,032	173,948
FGR	462	55	254	21,743
FOP	8	30	2	171
SFB	236	80	189	16,179
STP	16	10	2	171

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 50	0	0	711.00	SF	5.20	
2	0500	FP-PRE FAB	0 50	0	0	1.00	UT	3,500.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,479	131.5440	124.97	309,801	1980	1980	0	0	31.50	68.50
1 SINGLE FAM - 50% - 2021											
Heated Area: 2221											
HX Base Yr 2021											

1382 SHADOW WOODS LN, FERNANDINA BEACH				BLD DATE		02/12/2008		DJ		LGL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
711.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,202		
1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628		
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			212,214
TOTAL MARKET OB/XF VALUE			2,830
TOTAL LAND VALUE - MARKET			247,500
TOTAL MARKET VALUE			462,544
SOH/AGL Deduction			58,346
ASSESSED VALUE			404,198
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			354,198
TOTAL JUST VALUE			462,544
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			453,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1809	9/06/2022	WD	U	I	11	100
GRANTOR: TIWARI SATISH S & IND						
GRANTEE: TIWARI LIVING TRUST						
2176/0186	1/26/2018	QC	U	I	11	84,400
GRANTOR: TIWARI SATISH S & IND						
GRANTEE: TIWARI SATISH S & I						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W16 S5W18 SFB=[YR=2007] N10 W4 STP=[YR=2007] N4W4S4E4\$ W22 S10 E4 U3 R3 E5 D3 R3 E11\$ W11 U3 L3 W5 D3 L3 W20 S12 FGR=[YR=1993] S22 E21 N22 W21\$ E21 S16 E27 FOP=[YR=1993] E4 N2 W4 S2\$ N2 E4 S8 E24 N39\$.									

LAND DESCRIPTION										TOTAL OB/XF														2,830									
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									
1	000100	C	SFR	50	0005	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	275,000.00	247,500.00	247,500																