

LOT 7
IN OR 696/974
PELICAN POINTE PB 5/212

FOUCHE JAMES C
225 SEAWOODS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1631-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1013.00
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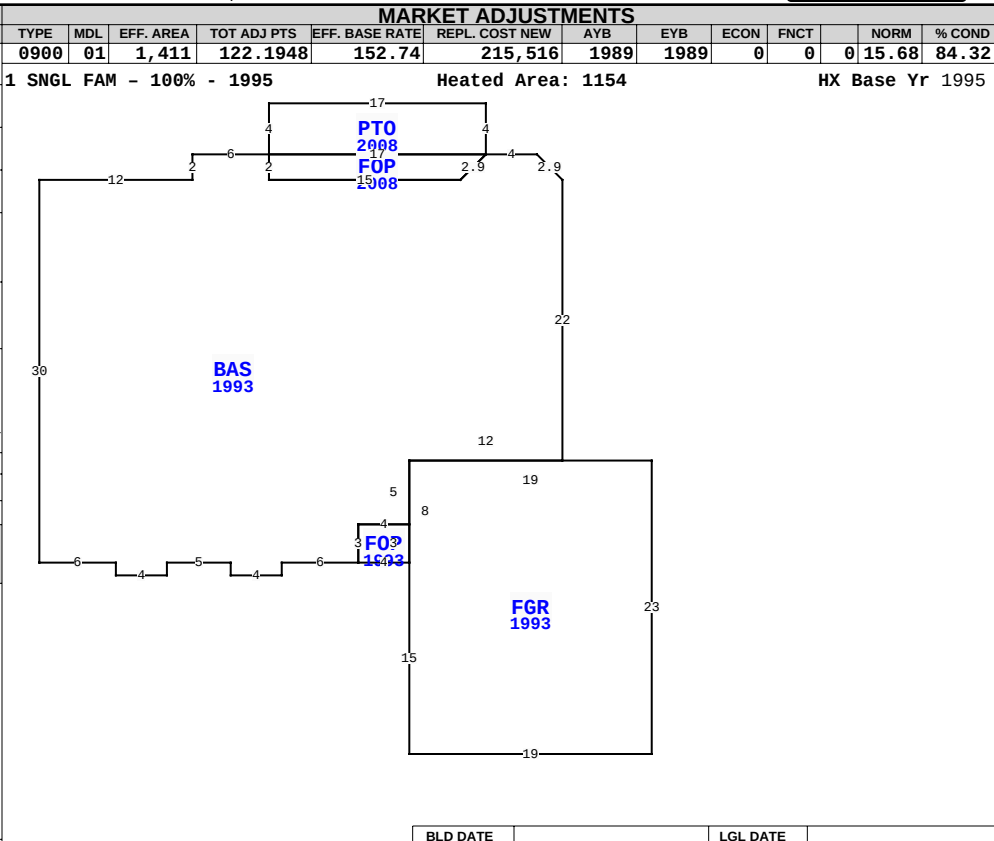
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,154	100	1,154	148,624
FGR	437	55	240	30,910
FOP	12	30	4	515
FOP	32	30	10	1,288
PTO	68	5	3	386
TOTALS	1,703		1,411	181,723

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0810	CONCRETE A	0	100	0	0	700.00	SF	6.50	6.50	100	1989	1989	3	57	2,594	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2006	2006	3	27	1,296	
4	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	100	2006	2006	3	27	49	

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							



225 SEA WOODS DR, FERNANDINA BEACH

TOTAL OB/XF			6,249
L N	USE CODE	CLS	LAND USE DESCRIPTION

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1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY											

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	181,723
TOTAL MARKET OB/XF VALUE	6,249
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	337,972
SOH/AGL Deduction	234,779
ASSESSED VALUE	103,193
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	53,193
TOTAL JUST VALUE	337,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091767	H/AC	7,160	12/29/2009
20052781	REPAIR/RRF	6,000	10/04/2005
5520	NEW CONSTR	52,955	08/07/1989

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
0696/0974	1/18/1994	WD Q	I
GRANTOR: BROOKS RANDALL & CIND			
GRANTEE: FOUCHE JAMES			
0596/1212	5/10/1990	WD Q	I
GRANTOR: ROWAN DEV COMPANY			
GRANTEE: BROOKS RANDALL & C			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] U2 L2 W4 PTO=[YR=2008] N4 W17 S4 E17\$			
FOP=[YR=2008] W17 S2 E15 R2 U2 \$ D2 L2 W15 N2 W6 S2 W12			
S30 E6 S1 E4 N1 E5 S1 E4 N1 E6 FOP=[YR=1993] E4 FGR=[YR=1993] S15 E19 N23 W19 S8\$ N3 W4 S3\$ N3 E4 N5 E12 N22\$.			