

WATKINS RUTH ANNE C
205 SEA WOODS DR
FERNANDINA BEACH, FL 32034

2024

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

05

AVERAGE 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

12

HARDWOOD 70

Interior Floo

11

CLAY TILE 30

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

Occupancy

00

NONE 100

Quality

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1013.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,135

100

1,135

159,547

DCK

246

10

25

3,515

FGR

399

55

219

30,785

FOP

9

30

3

422

TOTALS

1,789

1,382

194,268

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

1

0810

CONCRETE A

0 100

0 0

756.00

SF

6.50

6.50

100

1989

1989

3

57

2,801

LAND DESCRIPTION

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

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

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

150,000

Market:

0

Agricultural:

0

Common:

150,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,382

130.3848

162.98

225,238

1989

1995

0

0

0

13.75

86.25

1 SNGL FAM - 100% - 2020

Heated Area: 1135

HX Base Yr 2020

18

6

2

6

2

14

26

13

5

13

2

14

3

3

5

DCK

1993

FGR

1993

BAS

1993

FOP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

205 SEA WOODS DR, FERNANDINA BEACH

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2313/1998

10/16/2019

WD Q

I

01

297,500

GRANTOR: PLINN PATRICK & KAREN

GRANTEE: WATKINS RUTH ANNE C

2275/1011

4/26/2019

WD Q

I

01

282,500

GRANTOR: RENNER DONALD W III &

GRANTEE: FLINN PATRICK & KAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 DCK=[YR=1993] N1E2N6W2N6 W18S13E18\$W29
FGR=[YR=1993] W19 S21 E19 N21 \$ S26 E13 FOP=[YR=1993] E3 N3
W3S3 \$ N3 E3 S5 E13 N2 E14 N26 \$.

NASSAU COUNTY PROPERTY

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