LOT 15
IN OR 1841/1867
PELICAN POINTE PB 5/212

SEPTEMBER FIRST PARTNERS FLORIDA LLC
957 BELLVIEW ROAD
MCLEAN, VA 22102

2024

00-00-31-1631-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

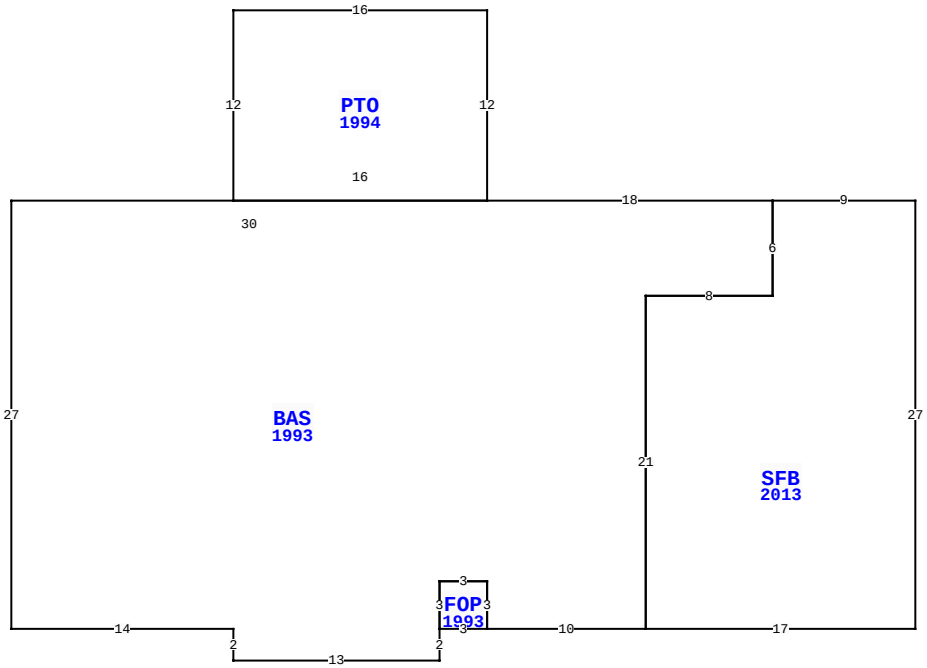
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,145	100	1,145	143,693
FOP	9	30	3	376
PTO	192	5	10	1,255
SFB	411	80	329	41,289
TOTALS	1,757		1,487	186,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,487	119.5236	149.40	222,158	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 0% - 0 Heated Area: 1474 HX Base Yr



203 SEA WOODS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	186,613
TOTAL MARKET OB/XF VALUE	4,852
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	341,465
SOH/AGL Deduction	80,394
ASSESSED VALUE	261,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,071
TOTAL JUST VALUE	341,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5576	NEW CONSTR	47,495	09/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1841/1867	2/08/2013	WD	Q	I	02	109,000
GRANTOR: PMR LLC						
GRANTEE: SEPTEMBER FIRST PAR						
1838/0213	2/04/2013	CT	U	I	18	85,000
GRANTOR: CLERK OF COURT						
GRANTEE: PMR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2013] W9 BAS=[YR=1993] W18 PTO=[YR=1994] N12 W16 S12 E16 $ W30 S27 E14 S2 E13 N2 FOP=[YR=1993] E3 N3 W3 S3 $ N3 E3 S3 E10 N21 E8 N6 $ S6 W8 S21 E17 N27 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0810	CONCRETE A	0	0	0	0	686.00	SF	6.50	6.50	100	1989	1989	3	57	2,542	

LAND DESCRIPTION

TOTAL OB/XF 4,852

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	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 PRINTED 08/06/2024 BY SYS