LOT 19
IN OR 2219/60
PELICAN POINTE PB 5/212

WEBBER JENNIFER MARY L/E/
228 SEA WOODS DR
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1631-0019-0000**

## BUILDING CHARACTERISTICS

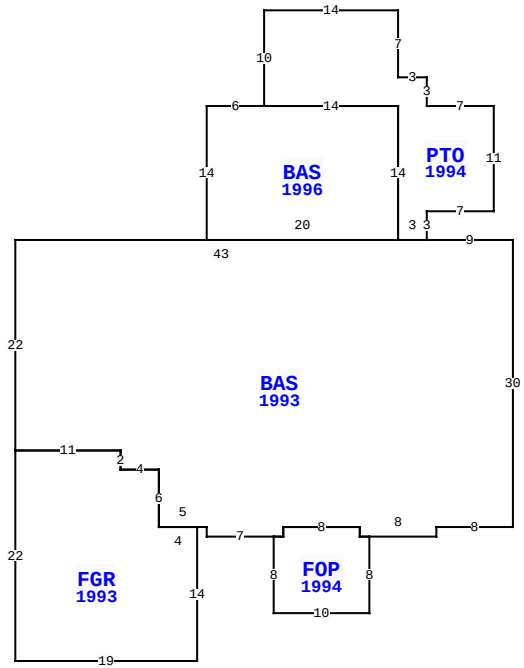
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 12 | CEDAR 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| 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 | 1,464 | 100 | 1,464 | 170,924 |
| BAS | 280 | 100 | 280 | 32,691 |
| FGR | 378 | 55 | 208 | 24,284 |
| FOP | 88 | 30 | 26 | 3,035 |
| PTO | 268 | 5 | 13 | 1,518 |
| TOTALS | 2,478 | | 1,991 | 232,453 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,991 | 110.9262 | 138.66 | 276,072 | 1990 | 1990 | 0 | 0 | 0 | 15.80 | 84.20 |

1 SNGL FAM – 100% - 1997 Heated Area: 1744 HX Base Yr 1997




228 SEA WOODS DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 232,453 |
| TOTAL MARKET OB/XF VALUE | | 5,706 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 388,159 |
| SOH/AGL Deduction | | 250,672 |
| ASSESSED VALUE | | 137,487 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,000 |
| BASE TAXABLE VALUE | | 37,487 |
| TOTAL JUST VALUE | | 388,159 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 377,574 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20111867 | H/AC | 4,300 | 10/17/2011 |
| 20111745 | REPAIR/RRF | 4,000 | 09/30/2011 |
| 9009810 | ADDITION | 3,500 | 05/09/1996 |
| 005620 | NEW CONSTR | 64,750 | 10/13/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2219/0060 | 7/10/2018 | LE | U | I | 11 | 100 |
| GRANTOR: WEBBER JENNIFER MARY | | | | | | |
| GRANTEE: ALTMAN ANDREW MORRI | | | | | | |
| 1102/1847 | 12/23/2002 | QC | U | I | 06 | 100 |
| GRANTOR: ALTMAN WILBUR H JR | | | | | | |
| GRANTEE: ALTMAN JENNIFER MAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W9 PTO=[YR=1994] N3E7N11W7N3 W3N7W14S10
BAS=[YR=1996] W6 S14E20 N14W14$ E14S14E3$ W43 S22
FGR=[YR=1993] S22E19N14 W4 N6 W4 N2 W11 $ E11 S2 E4 S6 E5 S1
E7 FOP=[YR=1994] S8E10N8W1N1W8S1W1$ E1 N1E8S1E8N1E8N30$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1990 | 1990 | 3 | 68 | 2,380 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 860.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 3,326 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,706

| 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 | 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 PRINTED 08/06/2024 BY SYS