

NORTHWOODS LLC
41 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-1800-0030-0011

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall15CONC BLOCK 50

Exterior Wall20FACE BRICK 50

Roof Structure09RIDGE FRME 100

Roof Cover04BUILT-UP 100

Interior Wall05DRYWALL 70

Interior Wall06CUST PANEL 30

Interior Floor14CARPET 90

Interior Floor15HARDTILE 10

Ceiling01FIN.SUSPD 100

Air Condition04ROOF TOP 100

Heating Type04AIR DUCTED 100

Fixtures Frame03MASONRY 100

Story Height14100

RMS20100

Stories1.1.100

Units0100

BUD8 Adjustme02DIST FB 100

Quantity00ONE100Level 03

DOR CODE1700OFFICE BUILDINGS

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1002.00

TOTALS5,2005,136439,826

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTDPPNORM% COND

1701045,136110.8485157.13807,020196619900540.5054.50

1 OFFICE 1&2 - 0% - 0Heated Area: 5108HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE439,826

TOTAL MARKET OB/XF VALUE1,456

TOTAL LAND VALUE - MARKET390,000

TOTAL MARKET VALUE831,282

SOH/AGL Deduction264,828

ASSESSED VALUE566,454

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE566,454

TOTAL JUST VALUE831,282

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE852,351

PERMIT NUMDESCRIPTIONAMTISSUED

20091698REMODEL4,17212/15/2009

20081043DEMOLITION1,20006/19/2008

20070602REPAIR/RRF2,40004/13/2007

20062072REPAIR/RRF3,50009/09/2006

20053061REPAIR/RRF3,00011/21/2005

20052725H/AC9,00009/26/2005

SALES DATA

OFF RECORDNumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

1518/02608/08/2007WDQI211,350,000

GRANTOR: SIEGMUND SUSAN P TRUS

GRANTEE: NORTHWOODS LLC

1043/14463/14/2002QCUI06100

GRANTOR: SIEGMUND SUSAN P (M)

GRANTEE: SIEGMUND SUSAN P TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS 1993= W40 S12 CAN=[YR=1993] E3 S4 W3 N4 \$ E3 S4 W3 S114
E15 CAN=[YR=1993] E10 N8 W10 S8 \$ N8 E10 S8 E15 N130 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001700C1STORY OFF00003C-30.000.005,200.00SF1.001.001.0075.0075.00390,000

TOTAL OB/XF1,456

REVIEW DATE12/30/2021BYKKTotal Acres: 0.00Total Land Value: 390,000Market: 0Agricultural: 0Common: 390,000PRINTED 08/06/2024 BY SYS