



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
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

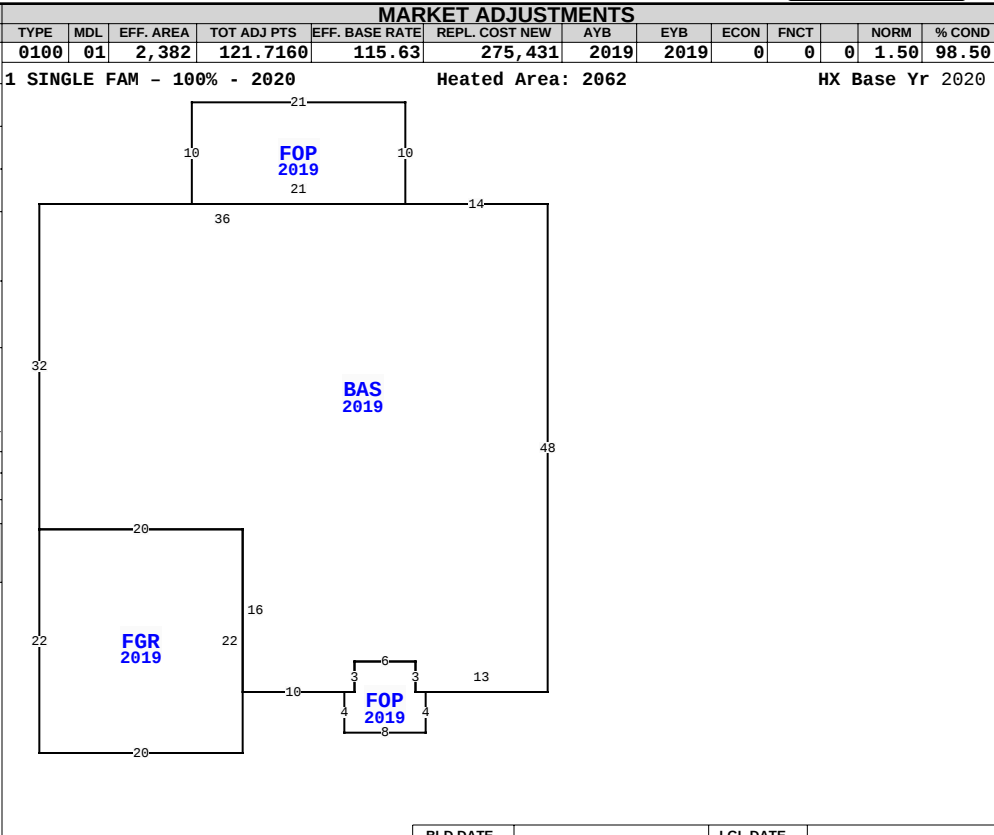
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4035.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2,062	234,853
FGR	440	55	242	27,562
FOP	50	30	15	1,708
FOP	210	30	63	7,176

TOTALS	2,762		2,382	271,300
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2019
2	0811	CONCRETE B	0 100	0	0	696.00	SF	5.20	5.20	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00



92018 WOODLAWN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/17/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
3,910											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
271,300											
TOTAL MARKET OB/XF VALUE											
3,910											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
350,210											
SOH/AGL Deduction											
108,142											
ASSESSED VALUE											
242,068											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
192,068											
TOTAL JUST VALUE											
350,210											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
337,996											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C190836	CO ISSUED	0	11/18/2019
B190836	NEW CONSTR	280,657	08/09/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2326/1135	12/18/2019	WD	Q	I	01	260,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: GOWDER CHRISTOPHER							

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: GOWDER CHRISTOPHER

BUILDING DIMENSIONS											
BAS=[YR=2019] W14 FOP=[YR=2019] N10 W21 S10 E21\$ W36 S32											
FGR=[YR=2019] S22 E20 N22 W20\$ E20 S16 E10 FOP=[YR=2019] S4											
E8 N4 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E13 N48\$.											