LOT 11
WOODBRIER PHASE 2 PBK 8/287

WILKES JAMES E JR EST
92008 WOODLAWN DRIVE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-2501-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	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

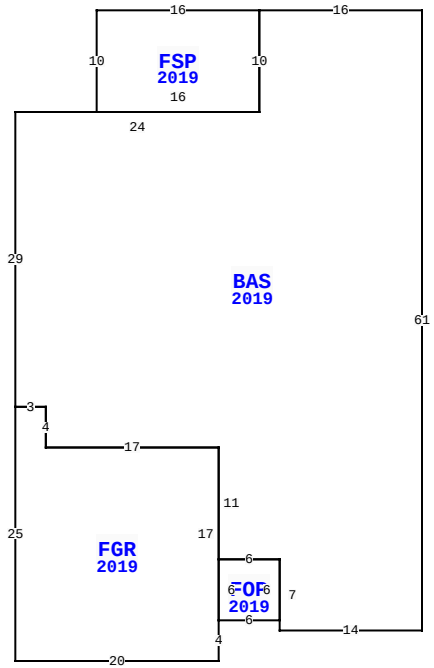
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4035.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	1,786	217,544
FGR	432	55	238	28,990
FOP	36	30	11	1,340
FSP	160	40	64	7,795
TOTALS	2,414		2,099	255,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	130.1685	123.66	259,562	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1786 HX Base Yr



92008 WOODLAWN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	255,669
TOTAL MARKET OB/XF VALUE	3,873
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	334,542
SOH/AGL Deduction	53,765
ASSESSED VALUE	280,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,777
TOTAL JUST VALUE	334,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812569	CO ISSUED	0	03/21/2019
B1812569	NEW CONSTR	240,592	12/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2268/0225	4/11/2019	WD	Q	I	01	243,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: WILKES JAMES E JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FSP=[YR=2019] W16 S10 E16 N10$ S10 W24 S29 FGR=[YR=2019] S25 E20 N4 FOP=[YR=2019] E6 N6 W6 S6$ N17 W17 N4 W3$ E3 S4 E17 S11 E6 S7 E14 N61$.

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	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	2019	2019	3	98	229	
2	0810	CONCRETE A	0	0	0	0	572.00	SF	6.50	6.50	100	2019	2019	3	98	3,644	

LAND DESCRIPTION

TOTAL OB/XF 3,873

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS