

FLOT JENNIFER/FLINK JEFFREY JR
92006 WOODLAWN DR
FERNANDINA BEACH, FL 32034

2024



9 780000 000000

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	11	CLAY TILE 60		
Interior Floor	14	CARPET 40		
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	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	1,613	100	1,613	197,672
FGR	418	55	230	28,187
FOP	41	30	12	1,471
FSP	130	40	52	6,373
FST	15	55	8	980
PTO	124	5	6	735
TOTALS	2,341		1,921	235,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,921	131.6336	125.05	240,221	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM - 100% - 2020
Heated Area: 1613
HX Base Yr 2020

BLD DATE
XF DATE
INC DATE

YEAR ON
YEAR ACTUAL
Q
% COND

LGL DATE
LAND DATE
AG DATE

05/17/2023 MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		235,417	
TOTAL MARKET OB/XF VALUE		6,888	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		317,305	
SOH/AGL Deduction		99,623	
ASSESSED VALUE		217,682	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		167,682	
TOTAL JUST VALUE		317,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,797	

PERMIT NUM DESCRIPTION AMT ISSUED

C1900031 CO ISSUED 0 01/03/2019

B180651 NEW CONSTR 246,886 09/01/2018

SALES DATA

OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE

2712/1915 5/15/2024 WD Q I 01 415,000

GRANTOR: GALARZA TAMI L

GRANTEE: FLOT JENNIFER

2262/0281 3/15/2019 WD Q I 02 236,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: GALARZA TAMI L

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W7 PTO=[YR=2021] N4 W16 S10 E10 N6 E6\$ W6 S6
BAS=[YR=2018] W25 S51E11 FOP=[YR=2018] S3 E7 FGR=[YR=2018]
S6 E20 N20 W9 FST=[YR=2018] N3 W5 S3 E5\$ W5 N3 W6 S17\$ N7 W5
S4 W2\$ E2 N4 E5 N10 E11 S3 E9 N36 W13 N4\$ S4 E13 N10\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

TOTAL OB/XF

6,888

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