



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	1,664	100	1,664	202,683
FGR	415	55	228	27,771
FOP	68	30	20	2,436
FOP	130	30	39	4,751
FST	15	55	8	974
TOTALS	2,292		1,959	238,616

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0810	CONCRETE A	0	100	11	3			
2	0810	CONCRETE A	0	100	0	0			
3	0462	ST/AL FNC	0	100	162	0			
4	0463	FENCE GATE	0	100	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,959	130.1685	123.66	242,250	2019	2019	0	0	0	1.50	98.50	
1 SINGLE FAM - 100% - 2020 Heated Area: 1664 HX Base Yr 2020													
92019 WOODLAWN DR, FERNANDINA BEACH													
BLD DATE: 05/17/2023 MLU													
XF DATE: AG DATE:													
INC DATE:													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,616	
TOTAL MARKET OB/XF VALUE		10,219	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		323,835	
SOH/AGL Deduction		102,320	
ASSESSED VALUE		221,515	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		166,515	
TOTAL JUST VALUE		323,835	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,300	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900797	CO ISSUED	0	05/14/2019
B1900797	NEW CONSTR	227,589	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2279/1599	5/31/2019	WD	Q	I	02	245,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ELSWICK MARGARET A						

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP=[YR=2019] W13 S6 BAS=[YR=2019] W25 S51 E4 FOP=[YR=2019] S4 E14 FGR=[YR=2019] S7 E20 N20 W10 N3 W5 FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 S13\$ N6 W6 S2 W8\$ E8 N2 E6 N10 E10 S3 E10 N38 W13 N4\$ S4 E13 N10\$.													