



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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

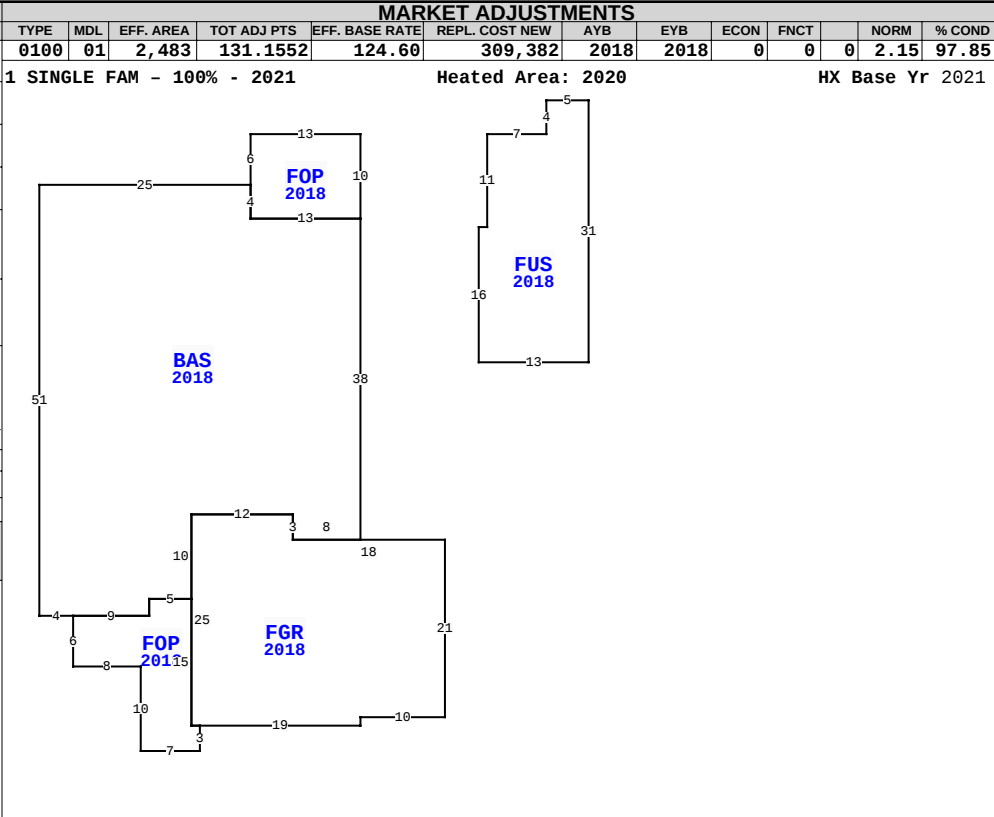
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4035.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	1,660	202,389
FGR	686	55	377	45,964
FOP	130	30	39	4,755
FOP	157	30	47	5,730
FUS	360	100	360	43,892

TOTALS	2,993		2,483	302,730
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0			



92030 WOODLAWN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/17/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0812	CONCRETE C	0	100	0	0				100	2018	2018	3	97	7,970	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										302,730									
TOTAL LAND VALUE - MARKET										75,000									
TOTAL MARKET VALUE										385,700									
SOH/AGL Deduction										168,271									
ASSESSED VALUE										217,429									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										167,429									
TOTAL JUST VALUE										385,700									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										372,115									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805664	CO ISSUED	0	11/07/2018
B1805664	NEW CONSTR	277,730	06/05/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2419/0629	12/16/2020	WD	U	I	11	100			
GRANTOR: GIFFORD HOLLY J									
GRANTEE: GIFFORD HOLLY J TRU									
2340/1624	2/20/2020	WD	Q	I	02	295,000			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: GIFFORD HOLLY J									

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2018] W13 S6 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S6 E8 S10 E7 N3 FGR=[YR=2018] E19 N1 E10 N21 W18 N3 W12 S25 E1\$ W1 N15 W5 S2 W9\$ E9 N2 E5 N10 E12 S3 E8 N38 W13 N4\$ S4 E13 N10\$ PTR=E15 FUS=[YR=2018] E7 N4 E5 S31 W13 N16 E1 N11 \$ W15\$.									