



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	02 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04

NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100	168	20,947
BAS	2,244	100	2,244	279,784
BAS	1,480	100	1,480	184,528
FGR	580	55	319	39,774
FOP	32	30	10	1,246
FOP	528	30	158	19,700
PTO	792	5	40	4,988
TOTALS	5,824		4,419	550,966

EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0812	CONCRETE C	0 100	0	0	2,146.00	SF	4.00	4.00	100	1992	1992	3	64	5,494	
3	0811	CONCRETE B	0 100	0	0	585.00	SF	5.20	5.20	100	1993	1993	3	66	2,008	
4	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	10.00	100	1997	1997	3	20	32	
5	0500	FP-PRE FAB	0 0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
6	0812	CONCRETE C	0 100	0	0	2,131.00	SF	4.00	4.00	100	1997	1997	3	73	6,223	
7	0317	CK PLNG W	0 100	0	0	3.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	600	
8	0300	BOAT DCK W	0 100	0	0	1,155.00	SF	40.00	40.00	100	2008	2008	3	52	24,024	
9	0350	CARPORT WD	0 100	12	10	120.00	SF	13.00	13.00	100	2000	2000	3	20	312	
10	0461	IRON FENCE	0 100	0	0	23.00	SF	8.50	8.50	100	2000	2000	3	84	164	

LAND DESCRIPTION

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	7.50	AC		1.00	1.00	0.80	160,000.00	128,000.00	960,000							

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY		PAGE 1 of 3		4		
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY						
0500	01	4,419	96.0960	144.14	636,955	1992	1996	0	0	0	13.50	86.50	STANDARD						
1 SFR CUST - 100% - 0													Tax Group: 4						
Heated Area: 3892													Tax Dist:						
HX Base Yr													BUILDING MARKET VALUE						
													TOTAL MARKET OB/XF VALUE						
													TOTAL LAND VALUE - MARKET						
													TOTAL MARKET VALUE						
													SOH/AGL Deduction						
													ASSESSED VALUE						
													TOTAL EXEMPTION VALUE						
													BASE TAXABLE VALUE						
													TOTAL JUST VALUE						
													NCON VALUE						
													INCOME VALUE						
													PREVIOUS YEAR MKT VALUE						

96014 AZALEA LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/05/2023	MLU
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TOTAL OB/XF 44,177

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1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	7.50	AC		1.00	1.00	0.80	160,000.00	128,000.00	960,000							

WOODCOCK DOUGLAS P & CORINNE D
96014 AZALEA LANE
FERNANDINA BEACH, FL 32034

46-3N-28-0000-0003-0010

[illegible]

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