LOT 39
EGANS BLUFF NORTH PB 5/272

WOODALL DUANE DAVID/WOODALL ROBERT D
8030 1ST COAST HWY 204
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

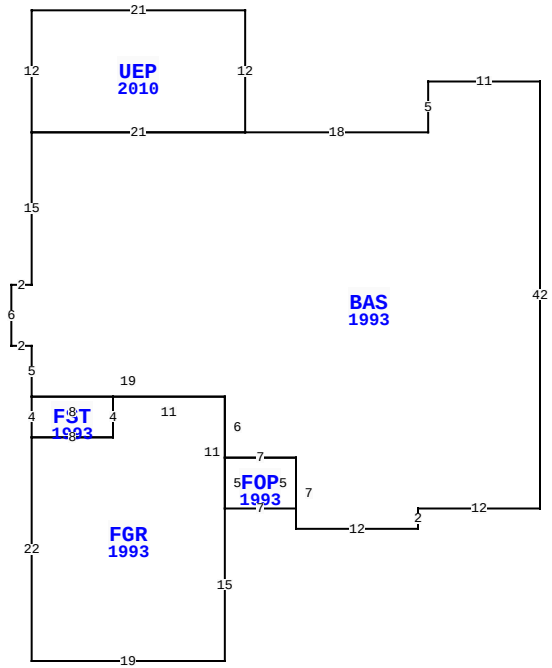
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 02
NEIGHBORHOOD/LOC	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100	1993	1,697	288,293
FGR	462	55	1993	254	43,151
FOP	35	30	1993	10	1,699
FST	32	55	1993	18	3,058
UEP	252	60	2010	151	25,652
TOTALS	2,478			2,130	361,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,130	134.4511	177.48	378,032	1992	2015	0	0	0	4.28	95.72

1 SNGL FAM – 0% - 2025 Heated Area: 1697 HX Base Yr



1919 REATTA LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	361,852
TOTAL MARKET OB/XF VALUE	55,723
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	597,575
SOH/AGL Deduction	0
ASSESSED VALUE	597,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	597,575
TOTAL JUST VALUE	597,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	581,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230010399	861-260 871-1	79,145	08/14/2023
B1633282	REMODEL	8,000	10/01/2016
7688	NEW CONSTR	70,451	11/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2729/1109	7/26/2024	WD	Q	I	02	750,000
GRANTOR: HOWELL MOLLY FLOECK &						
GRANTEE: WOODALL DUANE DAVID						
2418/0864	12/15/2020	WD	Q	I	01	374,000
GRANTOR: CAMP MARC C & PAIGE						
GRANTEE: HOWELL MOLLY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S5 W18 UEP=[YR=2010] N12 W21 S12 E21 $ W21 S15 W2 S6 E2 S5 FST=[YR=1993] S4 FGR=[YR=1993] S22 E19 N15 FOP=[YR=1993] E7 N5 W7 S5 $ N11 W11 S4 W8 $ E8 N4 W8 $ E19 S6 E7 S7 E12 N2 E12 N42 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0810	CONCRETE A	0	0	22	3	66.00	SF	6.50	6.50	100	1992	1992	3	62	266	
3	0811	CONCRETE B	0	0	0	0	748.00	SF	5.20	5.20	100	1994	1994	3	66	2,567	
4	0810	CONCRETE A	0	0	12	43	516.00	SF	6.50	6.50	100	2010	2010	3	90	3,019	
5	0471	VINYL FNC	0	0	0	0	300.00	LF	32.00	32.00	100	2012	2012	3	81	7,776	
6	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	81	486	
7	0861	POOL GUNIT	0	0	0	0	236.00	SF	85.00	85.00	100	2024	2023		98	19,659	
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
9	0855	CONC PAVER	0	0	0	0	1,756.00	SF	10.00	10.00	100	2024	2023		100	17,560	

LAND DESCRIPTION

TOTAL OB/XF 55,723

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	RES	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS