LOT 6
SHADOW WOODS SUB PB 4/88

TIWARI CANDIKA/TIWARI LIVING TRUST
1382 SHADOW WOODS LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0610-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

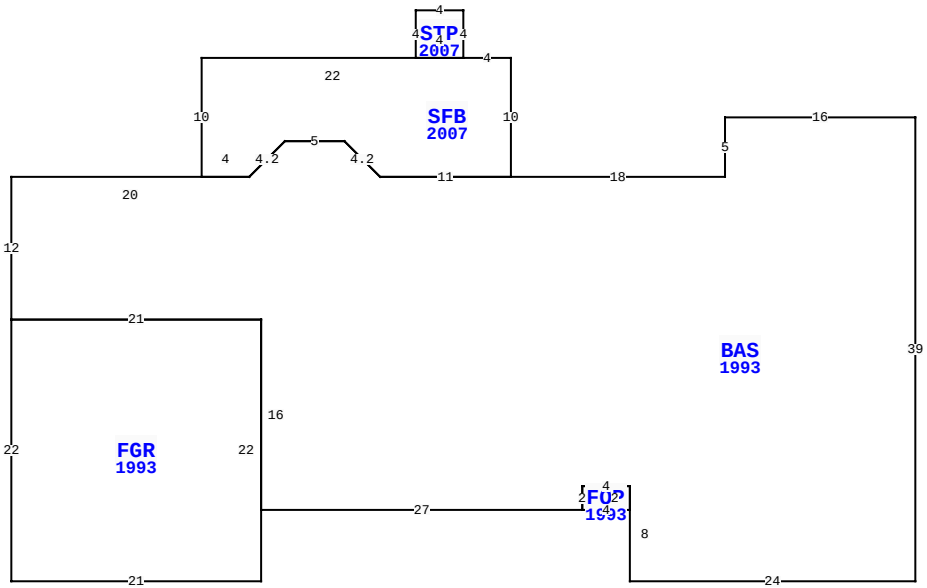
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,032	100	1993	2,032	181,757
FGR	462	55	1993	254	22,719
FOP	8	30	1993	2	179
SFB	236	80	2007	189	16,905
STP	16	10	2007	2	179
TOTALS	2,754			2,479	221,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,479	131.5440	131.54	326,088	1980	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 50% - 2021 Heated Area: 2221 HX Base Yr 2021



1382 SHADOW WOODS LN, FERNANDINA BEACH

BLD DATE	02/12/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		221,740
TOTAL MARKET OB/XF VALUE		2,649
TOTAL LAND VALUE - MARKET		247,500
TOTAL MARKET VALUE		471,889
SOH/AGL Deduction		40,779
ASSESSED VALUE		431,110
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		380,388
TOTAL JUST VALUE		471,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1809	9/06/2022	WD	U	I	11	100
GRANTOR: TIWARI SATISH S & IND						
GRANTEE: TIWARI LIVING TRUST						
2176/0186	1/26/2018	QC	U	I	11	84,400
GRANTOR: TIWARI SATISH S & IND						
GRANTEE: TIWARI SATISH S & I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S5W18 SFB=[YR=2007] N10 W4 STP=[YR=2007] N4W4S4E4$ W22 S10 E4 U3 R3 E5 D3 R3 E11$ W11 U3 L3 W5 D3 L3 W20 S12 FGR=[YR=1993] S22 E21 N22 W21$ E21 S16 E27 FOP=[YR=1993] E4 N2 W4 S2$ N2 E4 S8 E24 N39$.

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	0811	CONCRETE B	0	50	0	0	711.00	SF	5.20	5.20	100	1980	1980	3	30	1,109	
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 2,649

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	50	0005	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	275,000.00	247,500.00	247,500							

REVIEW DATE 08/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 247,500 Market: 0 Agricultural: 0 Common: 247,500 PRINTED 07/30/2025 BY SYS