LOT 6
PELICAN POINTE PB 5/212

EDWARDS SHIRLEY E L/E/
227 SEA WOODS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1631-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	04	Quality Level 04

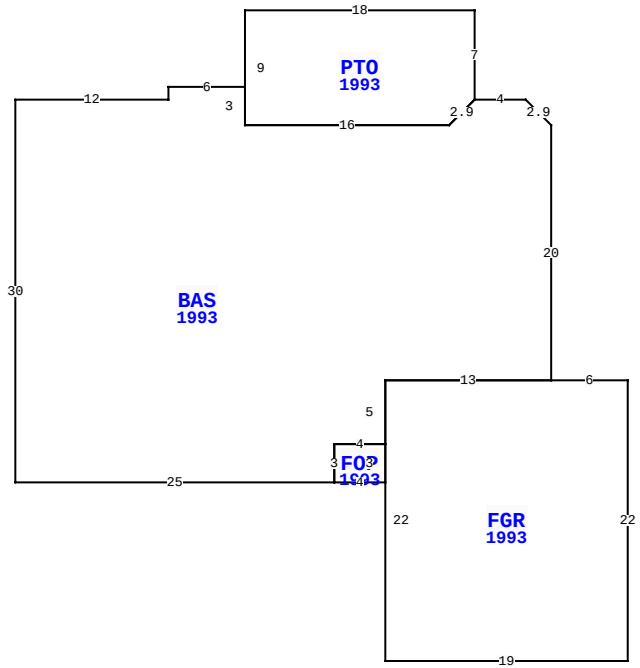
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,114	100	1993	1,114	151,330
FGR	418	55	1993	230	31,244
FOP	12	30	1993	4	543
PTO	160	5	1993	8	1,087
TOTALS	1,704			1,356	184,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,356	123.1776	162.59	220,472	1989	1989	0	0	0	16.45	83.55

1 SNGL FAM – 100% - 1993 Heated Area: 1114 HX Base Yr 1993



227 SEA WOODS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		184,204
TOTAL MARKET OB/XF VALUE		5,865
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		340,069
SOH/AGL Deduction		199,843
ASSESSED VALUE		140,226
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,504
TOTAL JUST VALUE		340,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110829	OTHER	1,650	05/31/2011
20101957	H/AC	6,000	11/12/2010
20090283	REPAIR/RRF	5,000	03/03/2009
5271	NEW CONSTR	52,955	03/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/880	6/04/2025	LE	U	I	11	100
GRANTOR: EDWARDS SHIRLEY E						
GRANTEE: MCALLISTER GUY & BR						
1627/1397	6/30/2009	DG	U	I	30	100
GRANTOR: EDWARDS HAZEL F						
GRANTEE: EDWARDS SHIRLEY E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W6 BAS=[YR=1993] N20 U2 L2 W4 PTO=[YR=1993] N7W18S9E16 U2 R2 $ D2 L2 W16N3W6S1W12S30E25 FOP=[YR=1993] E4N3W4S3$N3E4N5E13$W13 S22E19N22$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0810	CONCRETE A	0	100	0	0	820.00	SF	6.50	6.50	100	1989	1989	3	54.5	2,905	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1992	1992	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 5,865

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	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS