

LOT 7  
IN OR 696/974  
PELICAN POINTE PB 5/212

FOUCHE JAMES C  
225 SEAWOODS DRIVE  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1631-0007-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 10 | ABOVE AVG 30   |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| 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          |
| BUD8 Adjustme            | 02 | DIST FB 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       | 1,154            | 100         | 1993 | 1,154        | 156,488              |
| FGR       | 437              | 55          | 1993 | 240          | 32,545               |
| FOP       | 12               | 30          | 1993 | 4            | 542                  |
| FOP       | 32               | 30          | 2008 | 10           | 1,356                |
| PTO       | 68               | 5           | 2008 | 3            | 407                  |

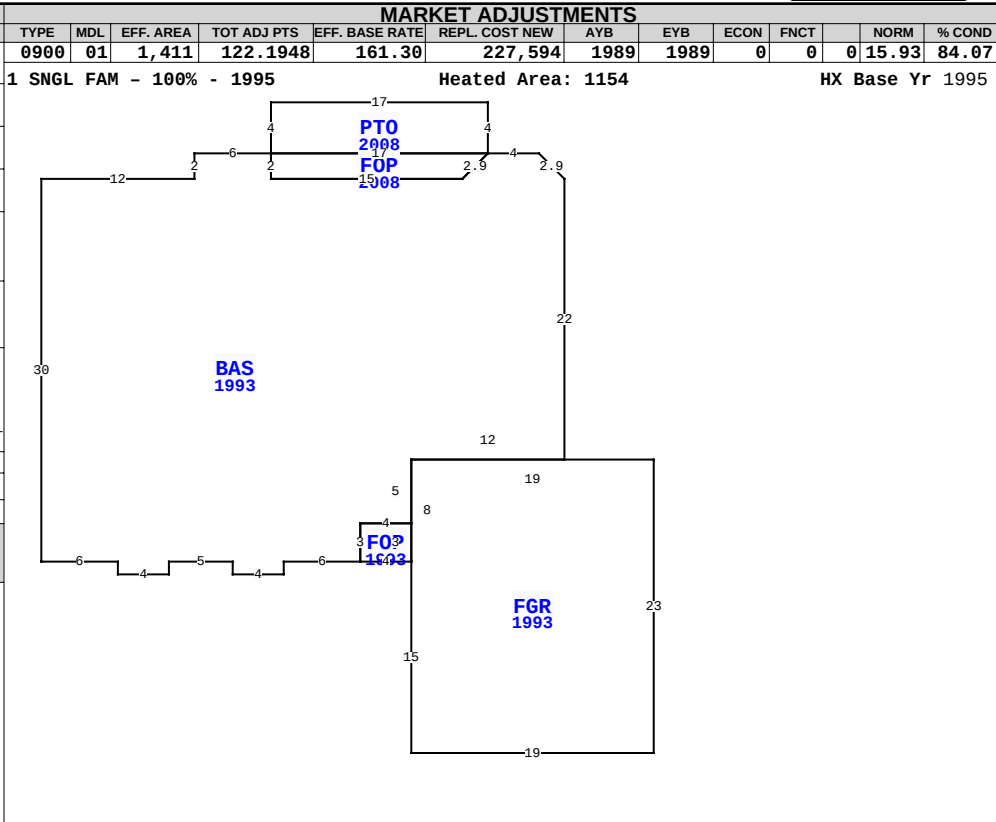
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 1,703 |  |  | 1,411 | 191,338 |
|--------|-------|--|--|-------|---------|

#### 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   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 700.00 | SF | 6.50     | 6.50           | 100       | 1989    | 1989        | 3 | 54.5   | 2,480           |       |
| 2   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1989    | 1989        | 3 | 64     | 2,240           |       |
| 3   | 0940       | SHEDS/PORT  | 0   | 100 | 16 | 10 | 160.00 | SF | 30.00    | 30.00          | 100       | 2006    | 2006        | 3 | 24     | 1,152           |       |
| 4   | 1242       | WD DECK A   | 0   | 100 | 6  | 3  | 18.00  | SF | 10.00    | 10.00          | 100       | 2006    | 2006        | 3 | 24     | 43              |       |

#### 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   | 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    |                             |      |         |      |     |    |        |



225 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 BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 191,338  |
| TOTAL MARKET OB/XF VALUE  |           | 5,915    |
| TOTAL LAND VALUE - MARKET |           | 150,000  |
| TOTAL MARKET VALUE        |           | 347,253  |
| SOH/AGL Deduction         |           | 241,067  |
| ASSESSED VALUE            |           | 106,186  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722   |
| BASE TAXABLE VALUE        |           | 55,464   |
| TOTAL JUST VALUE          |           | 347,253  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 337,972  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20091767   | H/AC        | 7,160  | 12/29/2009 |
| 20052781   | REPAIR/RRF  | 6,000  | 10/04/2005 |
| 5520       | NEW CONSTR  | 52,955 | 08/07/1989 |

#### SALES DATA

| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| 0696/0974                      | 1/18/1994 | WD        | Q   | I   |        | 71,900     |
| GRANTOR: BROOKS RANDALL & CIND |           |           |     |     |        |            |
| GRANTEE: FOUCHE JAMES          |           |           |     |     |        |            |
| 0596/1212                      | 5/10/1990 | WD        | Q   | I   |        | 66,100     |
| GRANTOR: ROWAN DEV COMPANY     |           |           |     |     |        |            |
| GRANTEE: BROOKS RANDALL & C    |           |           |     |     |        |            |

#### BUILDING NOTES

#### BUILDING DIMENSIONS

BAS=[YR=1993] U2 L2 W4 PTO=[YR=2008] N4 W17 S4 E17\$  
FOP=[YR=2008] W17 S2 E15 R2 U2 \$ D2 L2 W15 N2 W6 S2 W12  
S30 E6 S1 E4 N1 E5 S1 E4 N1 E6 FOP=[YR=1993] E4 FGR=[YR=1993]  
S15 E19 N23 W19 S8\$ N3 W4 S3\$ N3 E4 N5 E12 N22\$.