LOT 10 IN OR 887/1097
PELICAN POINTE REPLAT PB 5/225

GOLDBERG JEFFREY D & MICHELE
213 SEA WOODS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1631-0010-0000

BUILDING CHARACTERISTICS

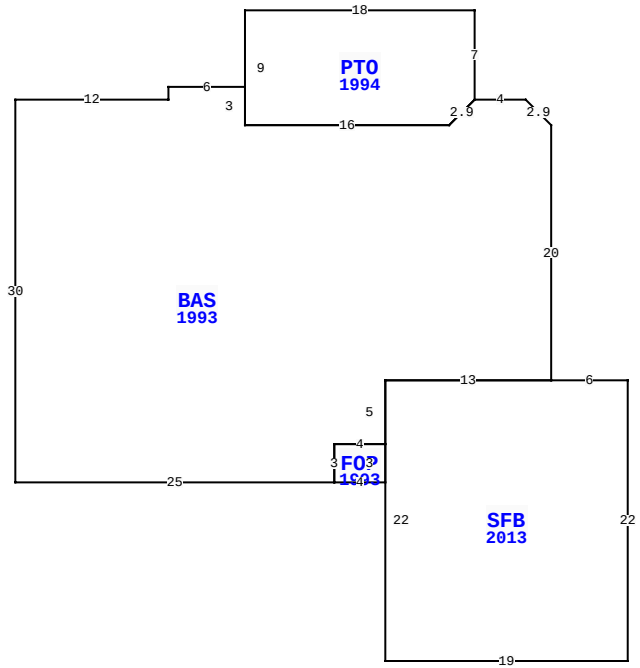
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,114	100	1993	1,114	146,575
FOP	12	30	1993	4	526
PTO	160	5	1994	8	1,053
SFB	418	80	2013	334	43,946
TOTALS	1,704			1,460	192,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,460	120.1662	158.62	231,585	1989	1989	0	0	0	17.05	82.95

1 SNGL FAM – 100% - 2000 Heated Area: 1448 HX Base Yr 2000



213 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		192,100
TOTAL MARKET OB/XF VALUE		6,822
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		348,922
SOH/AGL Deduction		210,070
ASSESSED VALUE		138,852
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,130
TOTAL JUST VALUE		348,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2001	REPAIR/RRF	10,000	01/30/2001
5757B	ADDITION	1,000	01/18/1990
5501	NEW CONSTR	52,955	07/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0887/1097	6/17/1999	WD	Q	I		101,500
GRANTOR: YARNELL J JAY & NANCY						
GRANTEE: GOLDBERG JEFFREY D						
0685/0321	7/20/1993	WD	Q	I		71,000
GRANTOR: BRINSON WM & C						
GRANTEE: YARNELL J JAY & N						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2013] W6 BAS=[YR=1993] N20 U2 L2 W4 PTO=[YR=1994] N7 W18 S9 E16 U2 R2 $ D2 L2 W16 N3 W6 S1 W12 S30 E25 FOP=[YR=1993] E4 N3 W4 S3$ N3 E4 N5 E13$ W13 S22 E19 N22$.

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	1,184.00	SF	6.50	6.50	100	1989	1989	3	54.5	4,194	
3	1242	WD DECK A	0	100	0	0	194.00	SF	10.00	10.00	100	1990	1990	3	20	388	

LAND DESCRIPTION

TOTAL OB/XF 6,822

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