LOT 11
PELICAN POINTE PB 5/212

JACOBS KATHLEEN C L/E/
211 SEA WOODS DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1631-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

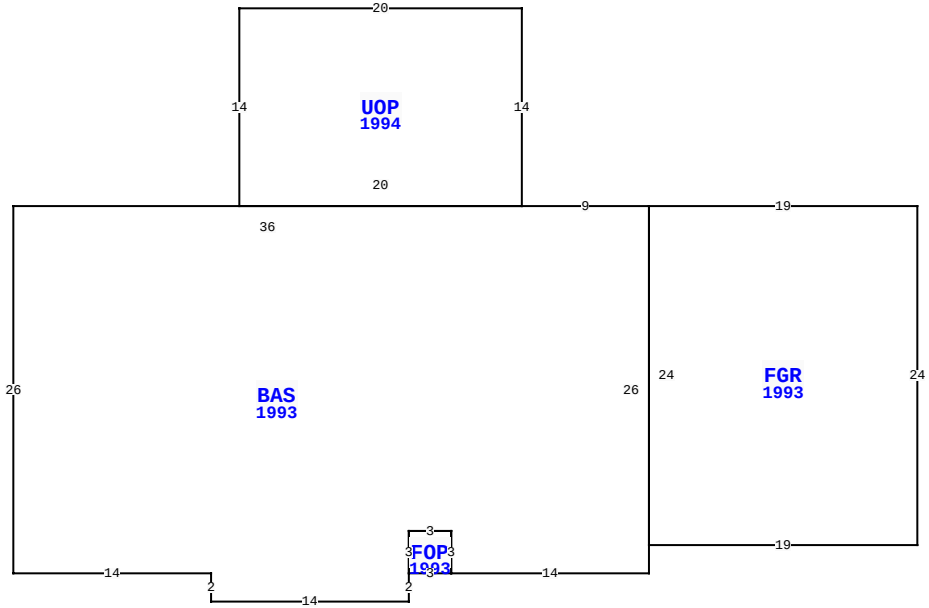
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100	1993	1,189	157,192
FGR	456	55	1993	251	33,184
FOP	9	30	1993	3	397
UOP	280	20	1994	56	7,404
TOTALS	1,934			1,499	198,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,499	118.8810	156.92	235,223	1990	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1992 Heated Area: 1189 HX Base Yr 1992



211 SEA WOODS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		198,175
TOTAL MARKET OB/XF VALUE		3,435
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		351,610
SOH/AGL Deduction		240,147
ASSESSED VALUE		111,463
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,741
TOTAL JUST VALUE		351,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5781B	NEW CONSTR	57,750	02/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/1888	3/07/2023	LE	U	I	11	100
GRANTOR: JACOBS KATHLEEN C						
GRANTEE: WHITMAN RANDALL W &						
0597/0143	5/11/1990	WD	Q	I		65,900
GRANTOR: HEAD STEPHAN A						
GRANTEE: JACOBS KATHLEEN C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W19 BAS=[YR=1993] W9 UOP=[YR=1994] N14 W20 S14 E20$ W36 S26E14 S2 E14 N2 FOP=[YR=1993] E3 N3 W3S3$ N3 E3 S3 E14 N26$ S24 E19 N24$.

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	0810	CONCRETE A	0	100	0	0	927.00	SF	6.50	6.50	100	1990	1990	3	57	3,435	

LAND DESCRIPTION

TOTAL OB/XF 3,435

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