

LOT 16 IN OR 734/550
PELICAN POINTE PB 5/212

SWANSON LYDIA D
216 SEA WOODS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1631-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
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

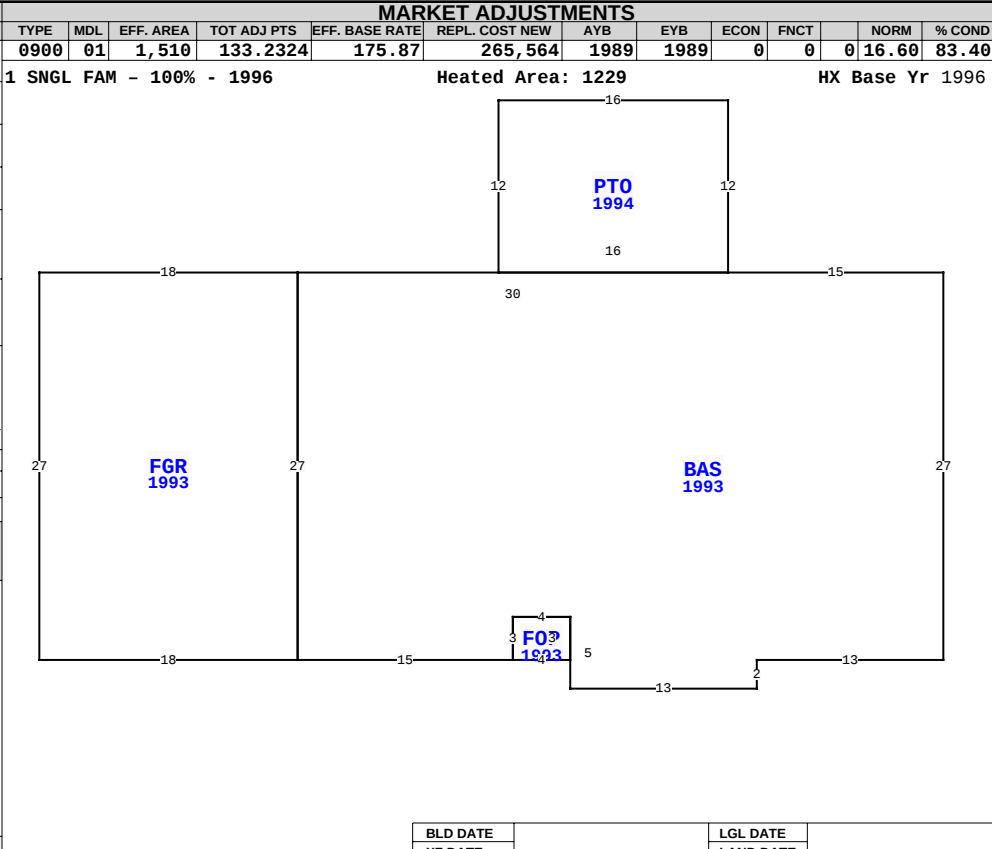
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,229	100	1993	1,229	180,264
FGR	486	55	1993	267	39,162
FOP	12	30	1993	4	586
PTO	192	5	1994	10	1,467
TOTALS	1,919			1,510	221,480

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	873.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	873.00	SF	6.50

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	873.00	SF	6.50

Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					221,480				
TOTAL MARKET OB/XF VALUE					5,333				
TOTAL LAND VALUE - MARKET					150,000				
TOTAL MARKET VALUE					376,813				
SOH/AGL Deduction					263,896				
ASSESSED VALUE					112,917				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					62,195				
TOTAL JUST VALUE					376,813				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					366,154				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120015	REPAIR/RRF	1,600	01/06/2012
5521	NEW CONSTR	54,250	08/07/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0734/0550	7/19/1995	WD	Q	I		79,000	
GRANTOR:SHEPPARD JOHN P & JUN							
GRANTEE:SWANSON LYDIA D							
0581/0356	10/09/1989	WD	Q	I		67,500	
GRANTOR:HEAD STEPHAN A							
GRANTEE:SHEPPARD JOHN & JUN							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W15 PTO=[YR=1994] N12 W16 S12 E16 \$ W30									
FGR=[YR=1993] W18 S27 E18 N27 \$ S27 E15 FOP=[YR=1993] E4 N3									
W4 S3 \$ N3 E4 S5 E13 N2 E13 N27 \$.									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	873.00	SF	6.50

PRINTED 07/30/2025 BY SYS