LOT 17
PELICAN POINTE PB 5/212

PAUL WILLIAM ROGER & DEBORAH CONNOR
222 SEA WOODS DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1631-0017-0000

BUILDING CHARACTERISTICS

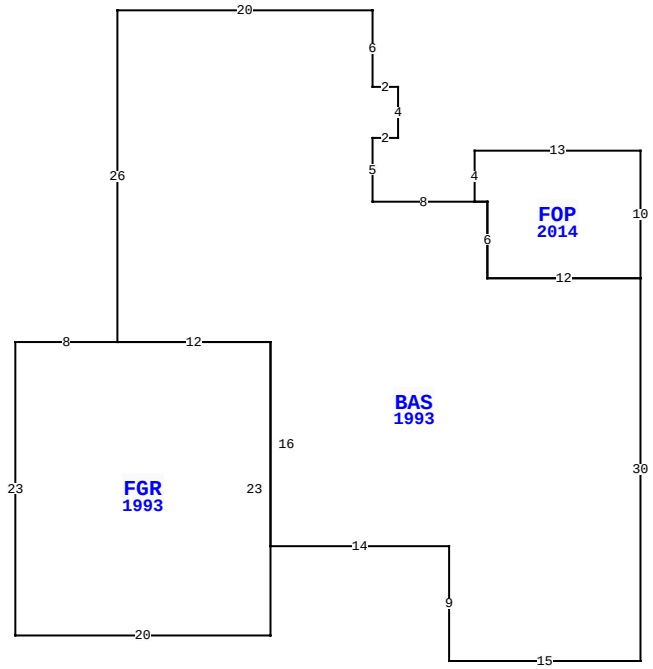
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,286	100	1993	1,286	170,959
FGR	460	55	1993	253	33,634
FOP	124	30	2014	37	4,919
TOTALS	1,870			1,576	209,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,576	117.3816	154.94	244,185	1989	1995	0	0	0	14.20	85.80

1 SNGL FAM – 100% - 1990 Heated Area: 1286 HX Base Yr 1990



222 SEA WOODS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		218,662
TOTAL MARKET OB/XF VALUE		7,496
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		376,158
SOH/AGL Deduction		250,585
ASSESSED VALUE		125,573
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,851
TOTAL JUST VALUE		376,158
NCON VALUE		10,351
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0173	MTL BUILDING		04/19/2023
20142294	ROOFOVER	17,500	10/27/2014
20090662	REPAIR/RRF	1,025	05/29/2009
20053037	REPAIR/RRF	7,000	11/17/2005
5393	NEW CONSTR	59,500	05/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/0327	8/05/2021	WD	U	I	11	100
GRANTOR: PAUL WILLIAM ROGER						
GRANTEE: PAUL WILLIAM ROGER						
0579/0462	9/18/1989	WD	Q	I		67,400
GRANTOR: HEAD STEPHAN A						
GRANTEE: PAUL WILLIAM ROGER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W13 S4 BAS=[YR=1993] W8 N5 E2 N4 W2 N6 W20 S26 FGR=[YR=1993] W8 S23 E20 N23 W12 $ E12 S16 E14 S9 E15 N30 W12 N6 W1$ E1 S6 E12 N10 $.

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	832.00	SF	6.50	6.50	100	1989	1989	3	54.5	2,947	
3	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	2005	2005	3	22	1,109	
4	0855	CONC PAVER	0	100	0	0	120.00	SF	10.00	10.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 7,496

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 03/26/2024 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS

LOT 17
PELICAN POINTE PB 5/212

PAUL WILLIAM ROGER & DEBORAH CONNOR
222 SEA WOODS DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1631-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

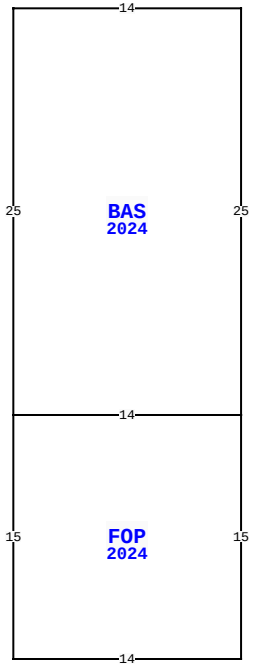
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	350	100	2024	350	7,755
FOP	210	30	2024	63	1,396
TOTALS	560			413	9,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	413	60.5000	22.38	9,243	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 350 HX Base Yr 1990



222 SEA WOODS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		218,662
TOTAL MARKET OB/XF VALUE		7,496
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		376,158
SOH/AGL Deduction		250,585
ASSESSED VALUE		125,573
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,851
TOTAL JUST VALUE		376,158
NCON VALUE		10,351
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/0327	8/05/2021	WD	U	I	11	100
GRANTOR: PAUL WILLIAM ROGER						
GRANTEE: PAUL WILLIAM ROGER						
0579/0462	9/18/1989	WD	Q	I		67,400
GRANTOR: HEAD STEPHAN A						
GRANTEE: PAUL WILLIAM ROGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=66,10] E14 S25 W14 N25 $
FOP=[YR=2024;ORIG=66,35] E14 S15 W14 N15 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/26/2024 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS