

LOT 19
IN OR 2219/60
PELICAN POINTE PB 5/212

WEBBER JENNIFER MARY L/E/
228 SEA WOODS DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1631-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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		

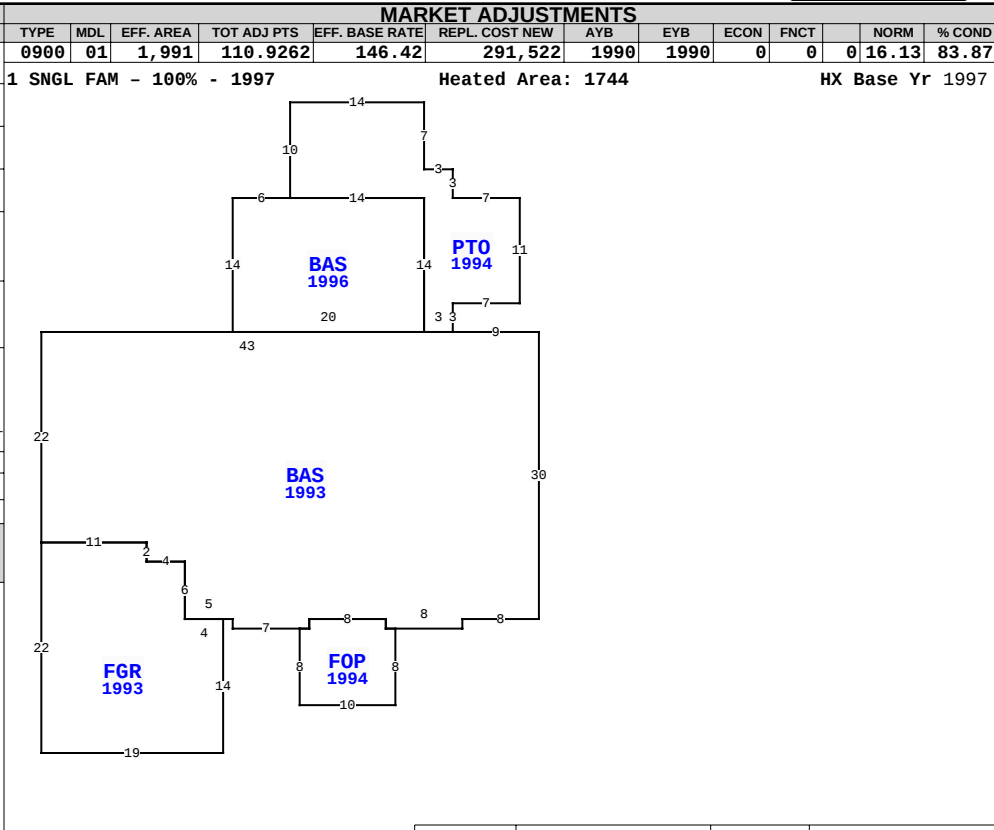
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1993	1,464	179,783
BAS	280	100	1996	280	34,385
FGR	378	55	1993	208	25,543
FOP	88	30	1994	26	3,193
PTO	268	5	1994	13	1,596
TOTALS	2,478			1,991	244,500

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0810	CONCRETE A	0	100	0	0	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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228 SEA WOODS DR, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
860.00	SF	6.50	6.50	100	1990	1990	3	57	3,186	

TOTAL OB/XF											5,496	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LA
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL
06	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	1

Market:	0
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Agricultural:	0
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Common:	150,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		244,500	
TOTAL MARKET OB/XF VALUE		5,496	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		399,996	
SOH/AGL Deduction		258,522	
ASSESSED VALUE		141,474	
TOTAL EXEMPTION VALUE		HX HB SX	100,722
BASE TAXABLE VALUE		40,752	
TOTAL JUST VALUE		399,996	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,159	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111867	H/AC	4,300	10/17/2011
20111745	REPAIR/RRF	4,000	09/30/2011
9009810	ADDITION	3,500	05/09/1996
005620	NEW CONSTR	64,750	10/13/1989

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2219/0060	7/10/2018	LE U I 11
GRANTOR: WEBBER JENNIFER MARY		
GRANTEE: ALTMAN ANDREW MORRI		
1102/1847	12/23/2002	QC Q I 06
GRANTOR: ALTMAN WILBUR H JR		
GRANTEE: ALTMAN JENNIFER MAR		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W9 PTO=[YR=1994] N3E7N11W7N3 W3N7W14S10		
BAS=[YR=1996] W6 S14E20 N14W14\$ E14S14E3\$ W43 S22		
FGR=[YR=1993] S22E19N14 W4 N6 W4 N2 W11 \$ E11 S2 E4 S6 E5 S1		
E7 FOP=[YR=1994] S8E10N8W1N1W8S1W1\$ E1 N1E8S1E8N1E8N30\$.		