BLOCK 139 LOTS 1& 16
CITY OF FDNA BEACH

WOOD WESLEY R & LORRAINE M
1457 FORSYTHIA CIRCLE
JAMISON, PA 18929

2025

00-00-31-1800-0139-0010

BUILDING CHARACTERISTICS

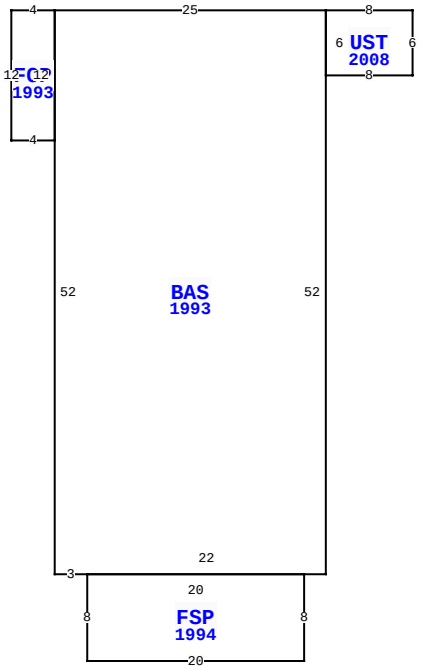
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1993	1,300	110,510
FOP	48	30	1993	14	1,190
FSP	160	40	1994	64	5,441
UST	48	45	2008	22	1,870
TOTALS	1,556			1,400	119,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	100.2820	100.28	140,392	1940	1995	0	0	0	15.23	84.77

1 SINGLE FAM – 0% - 2025 Heated Area: 1300 HX Base Yr



506 S 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

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	0	16	19	304.00	SF	6.50	6.50	100	1940	1940	3	20	395	
2	0810	CONCRETE A	0	0	0	0	167.00	SF	6.50	6.50	100	1940	1940	3	20	217	
3	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00	30.00	100	2005	2005	3	22	858	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,010
TOTAL MARKET OB/XF VALUE	1,470
TOTAL LAND VALUE - MARKET	297,500
TOTAL MARKET VALUE	417,980
SOH/AGL Deduction	0
ASSESSED VALUE	417,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	417,980
TOTAL JUST VALUE	417,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100767	13 WINDOWS REPLAC	4,943	05/10/2010
20070399	REROOFW/30YR SHNG	3,700	03/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/1213	5/22/2024	WD	Q	I	01	525,000
GRANTOR: CRAWFORD ANGELINE R						
GRANTEE: WOOD WESLEY R & LOR						
2585/1676	8/22/2022	LE	U	I	11	100
GRANTOR: THOMPSON JAMES L						
GRANTEE: CRAWFORD ANGELINE R						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2008] W8 BAS=[YR=1993] W25 FOP=[YR=1993] W4S12E4N12$ S52 E3 FSP=[YR=1994] S8 E20 N8W20$ E22 N52$ S6E8N6$.

LAND DESCRIPTION

TOTAL OB/XF 1,470

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	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.70	4,250.00	2,975.00	297,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 297,500 Market: 0 Agricultural: 0 Common: 297,500 PRINTED 07/30/2025 BY SYS