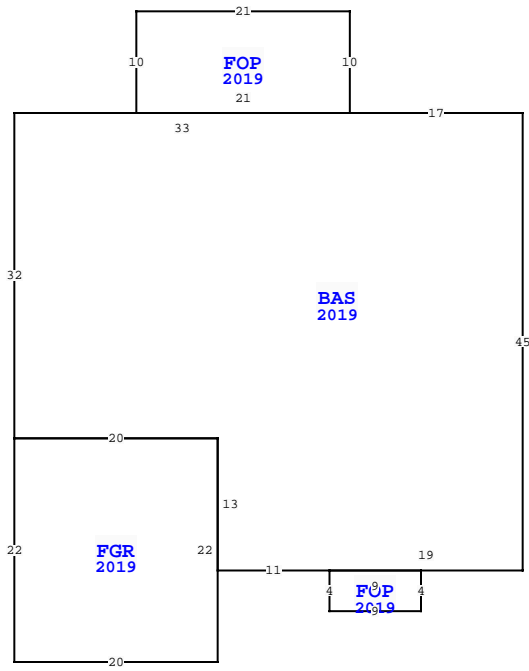




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	13		LVT/LAMTM	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Occupancy	00		NONE	100	
Quality	06		Quality Level	06	
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	04	
NEIGHBORHOOD/LOC	4035.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100	2019	1,990	239,563
FGR	440	55	2019	242	29,132
FOP	36	30	2019	11	1,324
FOP	210	30	2019	63	7,584
TOTALS	2,676			2,306	277,604

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,306	122.8430	122.84	283,269	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2024											
					Heated Area: 1990						
										HX Base Yr 2024	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			277,604
TOTAL MARKET OB/XF VALUE			3,361
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			365,965
SOH/AGL Deduction			12,535
ASSESSED VALUE			353,430
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			302,708
TOTAL JUST VALUE			365,965
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909252	CO ISSUED	0	01/03/2020
B1909252	NEW CONSTR	272,010	08/28/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/1478	11/29/2023	WD	Q	I	02	399,900
GRANTOR: TICE JOHN M JR						
GRANTEE: STEPHENS CHARLES BE						
2337/0124	1/31/2020	WD	Q	I	01	265,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TICE JOHN M JR						

EXTRA FEATURES																
L N	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	23	3			6.50	100	2019	2019	3	97	435	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2019	2019	3	97	2,926	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/25/2025	MLU

BUILDING NOTES	
92028 WOODLAWN DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2019] W17 FOP=[YR=2019] N10 W21 S10 E21\$ W33 S32	
FGR=[YR=2019] S22 E20 N22 W20\$ E20 S13 E11 FOP=[YR=2019] S4 E9 N4 W9\$ E19 N45\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,361							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							