LOT 2
WOODBRIER PHASE 2 PBK 8/287

ROBERTSON GUY G & MICHELLE M
92026 WOODLAWN DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2501-0002-0000

BUILDING CHARACTERISTICS

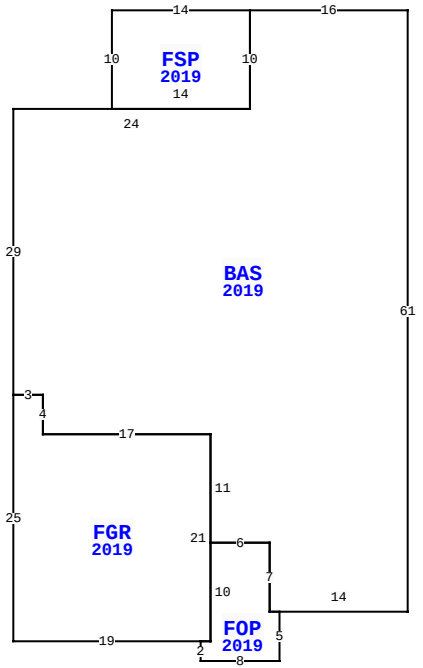
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,786	100	2019	1,786	227,834
FGR	432	55	2019	238	30,360
FOP	79	30	2019	24	3,062
FSP	140	40	2019	56	7,144
TOTALS	2,437			2,104	268,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,104	130.1685	130.17	273,878	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1786 HX Base Yr 2020



92026 WOODLAWN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,400
TOTAL MARKET OB/XF VALUE		4,287
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		357,687
SOH/AGL Deduction		166,679
ASSESSED VALUE		191,008
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,286
TOTAL JUST VALUE		357,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901044	CO ISSUED	0	05/29/2019
B1901044	NEW CONSTR	241,668	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/1791	9/30/2019	WD	Q	I	02	237,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: ROBERTSON GUY G & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FSP=[YR=2019] W14 S10 E14 N10$ S10 W24 S29 FGR=[YR=2019] S25 E19 FOP=[YR=2019] S2 E8 N5 W1 N7 W6 S10 W1$ E1 N21 W17 N4 W3 $ E3 S4 E17 S11 E6 S7 E14 N61$.

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	100	8	3	24.00	SF	6.50	6.50	100	2019	2019	3	97	151	
2	0810	CONCRETE A	0	100	0	0	656.00	SF	6.50	6.50	100	2019	2019	3	97	4,136	

LAND DESCRIPTION

TOTAL OB/XF 4,287

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS