LOT 4
IN OR 2230/576
WOODBRIER PHASE 2 PBK 8/287

KURTI XHULIANA I
92022 WOODLAWN DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2501-0004-0000

BUILDING CHARACTERISTICS

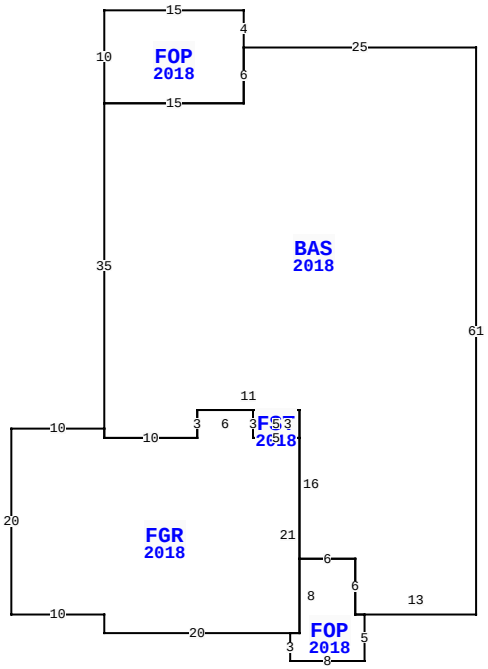
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,882	100	2018	1,882	239,111
FGR	659	55	2018	362	45,993
FOP	74	30	2018	22	2,795
FOP	150	30	2018	45	5,717
FST	15	55	2018	8	1,016
TOTALS	2,780			2,319	294,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,319	130.5066	130.51	302,653	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2020 Heated Area: 1882 HX Base Yr 2020



92022 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		294,633
TOTAL MARKET OB/XF VALUE		3,950
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		383,583
SOH/AGL Deduction		126,644
ASSESSED VALUE		256,939
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,217
TOTAL JUST VALUE		383,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804485	CO ISSUED	0	08/08/2018
B1804485	NEW CONSTR	258,605	05/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/0576	10/10/2018	WD	Q	I	02	248,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: KURTI XHULIANA I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FOP=[YR=2018] N4 W15 S10 E15 N6$ S6 W15 S35 FGR=[YR=2018] W10 S20 E10 S2 E20 FOP=[YR=2018] S3 E8 N5 W1 N6 W6 S8 W1$ E1 N21 FST=[YR=2018] N3 W5 S3 E5$ W5 N3 W6 S3 W10 N1$S1 E10 N3 E11 S16 E6 S6 E13 N61$.

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	0812	CONCRETE C	0	100	0	0	1,018.00	SF	4.00	4.00	100	2018	2018	3	97	3,950	

LAND DESCRIPTION

TOTAL OB/XF 3,950

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