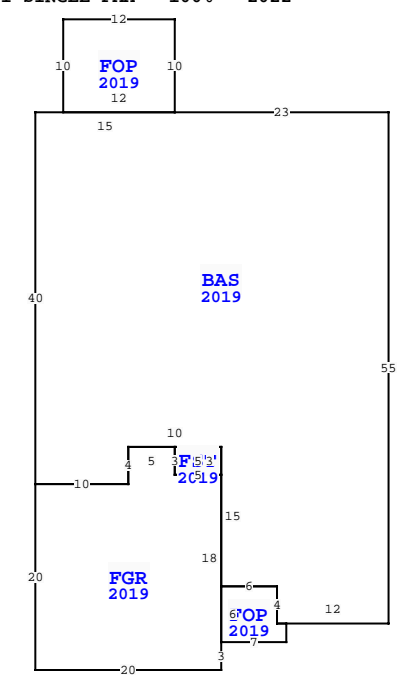


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,015	131.6336	131.63	265,234	2019	2019	0	0	0	2.00	98.00		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			259,929	
TOTAL MARKET OB/XF VALUE			3,241	
TOTAL LAND VALUE - MARKET			85,000	
TOTAL MARKET VALUE			348,170	
SOH/AGL Deduction			58,297	
ASSESSED VALUE			289,873	
TOTAL EXEMPTION VALUE			HX HB 50,722	
BASE TAXABLE VALUE			239,151	
TOTAL JUST VALUE			348,170	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			326,470	



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	1,726	100	2019	1,726	222,649
FGR	425	55	2019	234	30,185
FOP	38	30	2019	11	1,419
FOP	120	30	2019	36	4,644
FST	15	55	2019	8	1,032
TOTALS	2,324			2,015	259,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907548	CO ISSUED	0	10/21/2019
B1907548	NEW CONSTR	237,123	07/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/0762	12/20/2021	WD	Q	I	01	360,000

GRANTOR: LIBERATORE JOSEPH & D  
GRANTEE: O'BRIEN DENISE A  
2327/0487 12/20/2019 WD Q I 02 243,900  
GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: LIBERATORE JOSEPH &

92020 WOODLAWN DR, FERNANDINA BEACH  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
04/25/2025 MLU

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	10	3	SF	6.50	6.50	100	2019	2019	3	97	189	
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2019	2019	3	97	3,052	

BUILDING NOTES

**BUILDING DIMENSIONS**  
BAS=[YR=2019] W23 FOP=[YR=2019] N10 W12 S10 E12\$ W15 S40  
FGR=[YR=2019] S20 E20 N3 FOP=[YR=2019] E7 N2 W1 N4 W6 S6\$  
N18 FST=[YR=2019] N3 W5 S3 E5\$ W5 N3 W5 S4 W10\$ E10 N4 E10  
S15 E6 S4 E12 N55\$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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									