LOT 10
WOODBRIER PHASE 2 PBK 8/287

SMITH PEGGY & GREGORY N L/E/
92010 WOODLAWN DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2501-0010-0000

BUILDING CHARACTERISTICS

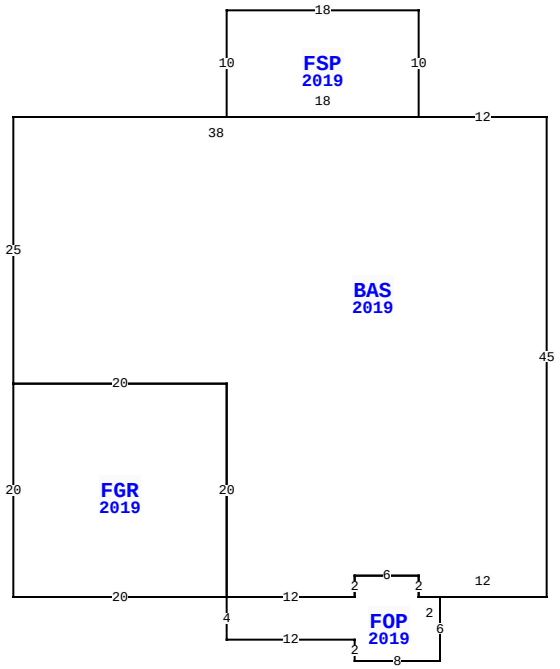
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,838	100	2019	1,838	232,432
FGR	400	55	2019	220	27,821
FOP	108	30	2019	32	4,046
FSP	180	40	2019	72	9,105
TOTALS	2,526			2,162	273,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	129.0415	129.04	278,984	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1838 HX Base Yr 2020



92010 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		273,404
TOTAL MARKET OB/XF VALUE		36,741
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		395,145
SOH/AGL Deduction		117,163
ASSESSED VALUE		277,982
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,260
TOTAL JUST VALUE		395,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009172	SWIM POOL	70,000	06/15/2022
C1905069	CO ISSUED	0	08/16/2019
B1905069	NEW CONSTR	251,271	05/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/0437	3/15/2022	LE	U	I	11	100
GRANTOR: SMITH PEGGY & GREGORY						
GRANTEE: PURGASON AMANDA NIC						
2304/0030	9/13/2019	WD	Q	I	01	244,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SMITH PEGGY & GREGO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FSP=[YR=2019] N10 W18 S10 E18$ W38 S25
FGR=[YR=2019] S20 E20 N20 W20$ E20 S20 FOP=[YR=2019] S4 E12
S2 E8 N6 W2 N2 W6 S2 W12$ E12 N2 E6 S2 E12 N45$.

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	19	3	57.00	SF	6.50	6.50	100	2019	2019	3	97	359	
2	0811	CONCRETE B	0	100	0	0	675.00	SF	5.20	5.20	100	2019	2019	3	97	3,405	
3	0866	POOL FIBER	0	100	0	0	264.00	SF	72.00	72.00	100	2022	2022	3	93	17,677	
4	0855	CONC PAVER	0	100	0	0	1,106.00	SF	10.00	10.00	100	2022	2022	3	99	10,949	
5	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2022	2022	3	98	3,763	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 36,741

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	000134	C	RES POND	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