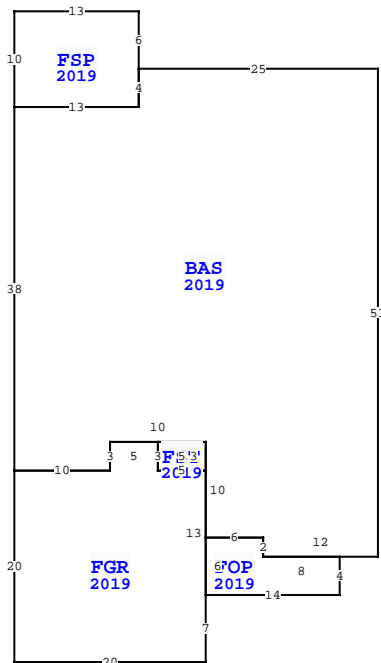


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	60		
Interior Floor	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
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	1,664	100	2019	1,664	214,651
FGR	415	55	2019	228	29,412
FOP	68	30	2019	20	2,580
FSP	130	40	2019	52	6,708
FST	15	55	2019	8	1,032
TOTALS	2,292			1,972	254,383

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2025		259,574	2019	2019	0	0	2.00	98.00
					Heated Area: 1664	HX Base Yr 2025					



VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		254,383	
TOTAL MARKET OB/XF VALUE		4,444	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		343,827	
SOH/AGL Deduction		129,721	
ASSESSED VALUE		214,106	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		163,384	
TOTAL JUST VALUE		343,827	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,390	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904386	CO ISSUED	0	07/26/2019
B1904386	NEW CONSTR	230,947	05/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/987	3/15/2024	TD Q	Q	I	01	420,000
GRANTOR: ANTHONY GERALD & JANE						
GRANTEE: HETTINGER CURTIS &						
2297/1511	8/13/2019	WD Q	Q	I	01	271,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ANTHONY GERALD J &						

EXTRA FEATURES															92004 WOODLAWN DR, FERNANDINA BEACH	
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			6.50	100	2019	2019	3	97	189	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2019	2019	3	97	2,295	
3	0504	FP-ELECTRI	0	100	0	0			2,000.00	100	2019	2019	3	98	1,960	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W25 FSP=[YR=2019] N6 W13 S10 E13 N4\$ S4 W13 S38 FGR=[YR=2019] S20 E20 N7 FOP=[YR=2019] E14 N4 W8 N2 W6 S6\$ N13 FST=[YR=2019] N3 W5 S3 E5\$ W5 N3 W5 S3 W10\$ E10 N3 E10 S10 E6 S2 E12 N51\$.	

LAND DESCRIPTION										TOTAL OB/XF										4,444				
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							