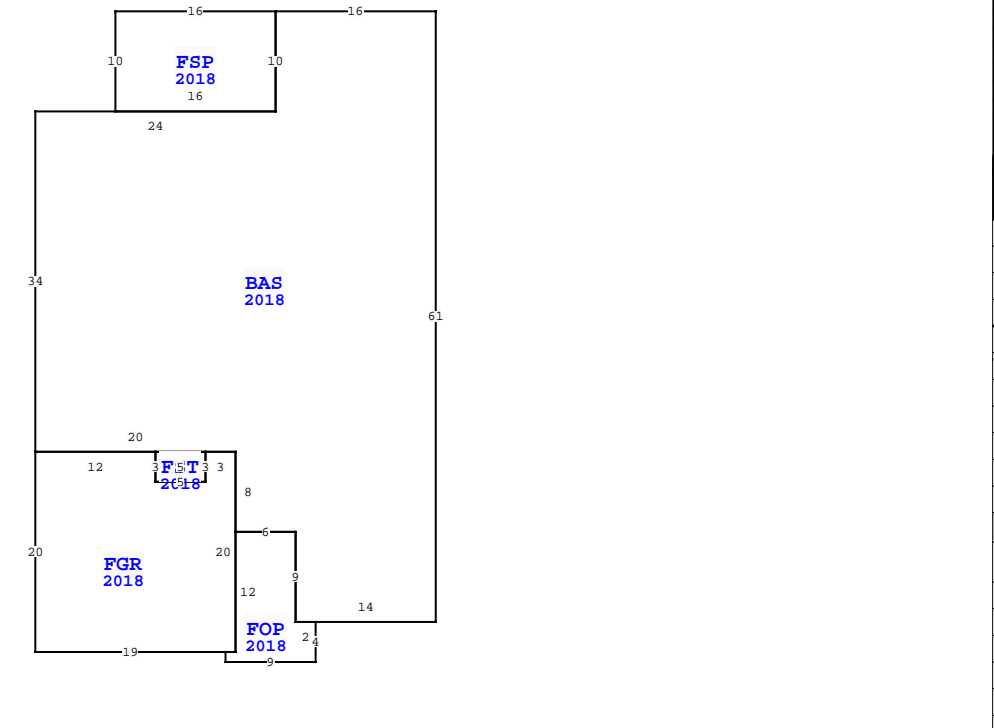


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	2,116	130.5066	130.51	276,159	2018	2018	0	0	0	3.00	97.00



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	1,806	100	2018	1,806	228,630
FGR	385	55	2018	212	26,838
FOP	87	30	2018	26	3,291
FSP	160	40	2018	64	8,102
FST	15	55	2018	8	1,013
TOTALS	2,453			2,116	267,874

92002 WOODLAWN DR, FERNANDINA BEACH				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	04/25/2025 MLU
				INC DATE		AG DATE	

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	0811	CONCRETE B	0	100	0	0		770.00	SF	5.20			3,884	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			267,874
TOTAL MARKET OB/XF VALUE			3,884
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			356,758
SOH/AGL Deduction			118,352
ASSESSED VALUE			238,406
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			187,684
TOTAL JUST VALUE			356,758
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804486	CO ISSUED	0	07/31/2018
B1804486	NEW CONSTR	238,253	05/03/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2221/0566	8/24/2018	WD Q	Q	I	01	255,600

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: MAY JOHN J & KELLY

BUILDING NOTES	
BAS=[YR=2018] W16 FSP=[YR=2018] W16 S10 E16 N10\$ S10 W24 S34	
FGR=[YR=2018] S20 E19 FOP=[YR=2018] S1 E9 N4 W2 N9 W6 S12	
W1\$ E1 N20 W3 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W12\$ E20	
S8 E6 S9 E14 N61\$.	

LAND DESCRIPTION		TOTAL OB/XF													3,884									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							