LOT 15
WOODBRIER PHASE 2 PBK 8/287

MONGEON SANDRA TRUST/MONGEON SANDRA TRUSTEE
92001 WOODLAWN DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2501-0015-0000

BUILDING CHARACTERISTICS

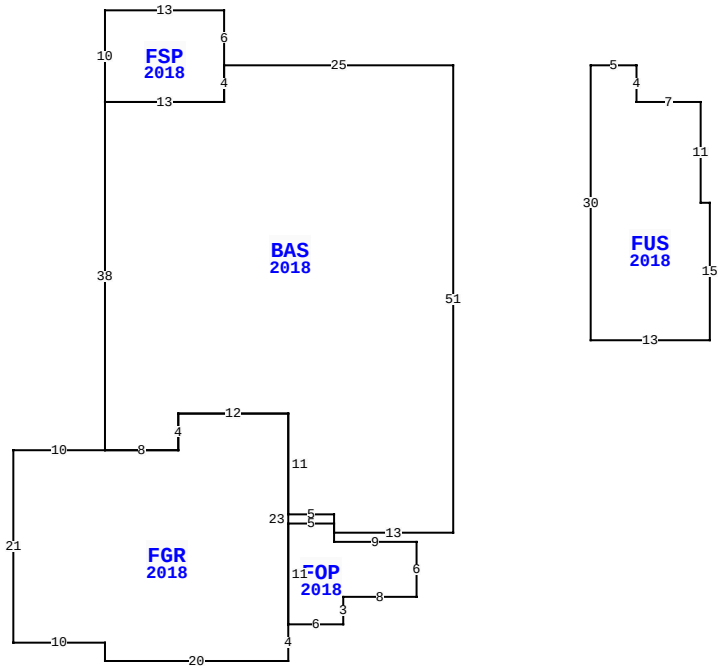
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,648	100	2018	1,648	212,515
FGR	718	55	2018	395	50,937
FOP	112	30	2018	34	4,385
FSP	130	40	2018	52	6,706
FUS	347	100	2018	347	44,747
TOTALS	2,955			2,476	319,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,476	132.2592	132.26	327,476	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1995 HX Base Yr 2023



92001 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		319,289
TOTAL MARKET OB/XF VALUE		4,483
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		408,772
SOH/AGL Deduction		79,706
ASSESSED VALUE		329,066
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		273,344
TOTAL JUST VALUE		408,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811912	CO ISSUED	0	12/04/2018
B1807735	NEW CONSTR	275,044	07/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/1776	11/04/2022	TD	U	I	11	100
GRANTOR: MONGEON SANDRA						
GRANTEE: MONGEON SANDRA TRUS						
2568/1590	6/03/2022	TD	Q	I	01	535,000
GRANTOR: BARBERA BRUCE LIVING						
GRANTEE: MONGEON SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FSP=[YR=2018] N6 W13 S10 E13 N4$ S4 W13 S38
FGR=[YR=2018] W10 S21 E10 S2 E20 N4 FOP=[YR=2018] E6 N3 E8 N6
W9 N2 W5 S11$ N23 W12 S4 W8$ E8 N4 E12 S11 E5 S2 E13 N51$
PTR=E15 FUS=[YR=2018] E5 S4 E7 S11 E1 S15 W13 N30$ W15$.

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	0	0	675.00	SF	6.50	6.50	100	2018	2018	3	97	4,256	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2018	2018	3	97	227	

LAND DESCRIPTION

TOTAL OB/XF 4,483

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		RSF-2	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