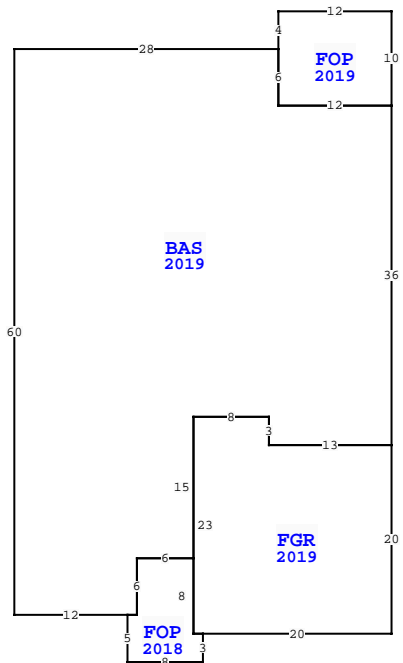


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
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	1,890	100	2019	1,890	239,008
FGR	444	55	2019	244	30,856
FOP	74	30	2018	22	2,782
FOP	120	30	2019	36	4,552
TOTALS	2,528			2,192	277,199

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,192	129.0415	129.04	282,856	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2020										Heated Area: 1890	
										HX Base Yr 2020	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			277,199
TOTAL MARKET OB/XF VALUE			4,003
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			366,202
SOH/AGL Deduction			122,209
ASSESSED VALUE			243,993
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			193,271
TOTAL JUST VALUE			366,202
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900656	CO ISSUED	0	05/03/2019
B1900656	NEW CONSTR	331,265	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2290/1235	7/15/2019	WD Q	Q	I	01	248,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: HARVILLE ALISON R &

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2019] W12 S4 BAS=[YR=2019] W28 S60 E12	
FOP=[YR=2018] S5 E8 N3 FGR=[YR=2019] E20 N20 W13 N3 W8 S23	
E1 S W1 N8 W6 S6 W1 S E1 N6 E6 N15 E8 S3 E13 N36 W12 N6 S S6 E12 N10 S.	

EXTRA FEATURES															92007 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	8	3			24.00	SF	6.50	6.50	100	2019	2019	3	97	151	
2	0810	CONCRETE A	0	100	0	0			611.00	SF	6.50	6.50	100	2019	2019	3	97	3,852	
TOTALS															4,003				

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							