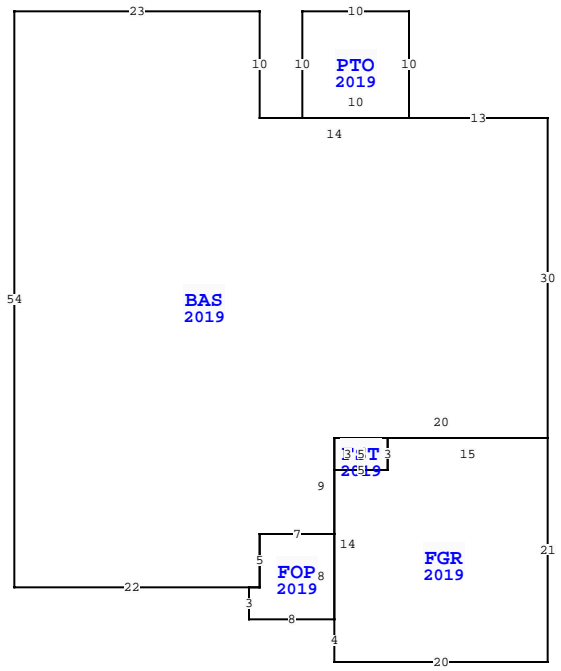




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	60		
Interior Floor	11	CLAY TILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
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	2,115	100	2019	2,115	262,093
FGR	405	55	2019	223	27,634
FOP	59	30	2019	18	2,230
FST	15	55	2019	8	992
PTO	100	5	2019	5	619
TOTALS	2,694			2,369	293,569

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,369	126.4494	126.45	299,560	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2025										Heated Area: 2115	
										HX Base Yr 2025	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			293,569
TOTAL MARKET OB/XF VALUE			3,909
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			382,478
SOH/AGL Deduction			0
ASSESSED VALUE			382,478
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			331,756
TOTAL JUST VALUE			382,478
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			359,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C181178	CO ISSUED	0	02/25/2019
B181178	NEW CONSTR	276,666	11/07/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/853	1/08/2025	QC	U	I	11	100
GRANTOR: TEXEIRA CHARLES A JR						
GRANTEE: TEXEIRA CHARLES A I						
2709/330	4/30/2024	WD	Q	I	01	428,000
GRANTOR: FIGUEROA JAVIER PEREZ						
GRANTEE: TEXEIRA CHARLES & K						

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	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	3,720	
TOTAL OB/XF 3,909																

BUILDING NOTES			
92015 WOODLAWN DR, FERNANDINA BEACH			

BUILDING DIMENSIONS														
BAS=[YR=2019] W13 PTO=[YR=2019] N10 W10 S10 E10\$ W14 N10 W23 S54 E22 FOP=[YR=2019] S3 E8 FGR=[YR=2019] S4 E20 N21 W15 FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 S14\$ N8 W7 S5 W1\$ E1 N5 E7 N9 E20 N30\$.														

LAND DESCRIPTION																								
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							