

ELEMENT	CD	BUILDING CHARACTERISTICS 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 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,336	127.2383	127.24	297,233	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2007 HX Base Yr 2022											

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

92021 WOODLAWN DR, FERNANDINA BEACH											
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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	1,660	100	2018	1,660	205,938
FGR	476	55	2018	262	32,504
FOP	94	30	2018	28	3,474
FOP	130	30	2018	39	4,838
FUS	347	100	2018	347	43,048
TOTALS	2,707			2,336	289,802

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		590.00	SF	5.20				5.20	2,976

EXTRA FEATURES															
92021 WOODLAWN DR, FERNANDINA BEACH															

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			289,802
TOTAL MARKET OB/XF VALUE			2,976
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			377,778
SOH/AGL Deduction			63,094
ASSESSED VALUE			314,684
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			263,962
TOTAL JUST VALUE			377,778
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804063	CO ISSUED	0	07/31/2018
B1804063	NEW CONSTR	266,452	04/23/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2221/0190	8/24/2018	WD Q	Q	I	01	252,300

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SENGER MICHAEL W &

BUILDING NOTES															

BUILDING DIMENSIONS															
FOP=[YR=2018] W13 S6 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S6 E14 FGR=[YR=2018] S7 E20 N22 W8 N3 W12 S18\$ N8 W5 S2 W9\$ E9 N2 E5 N10 E12 S3 E8 N38 W13 N4\$ S4 E13 N10\$ PTR= E15 FUS=[YR=2018] E7 N4 E5 S30 W13 N15 E1 N11\$ W15\$.															

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							