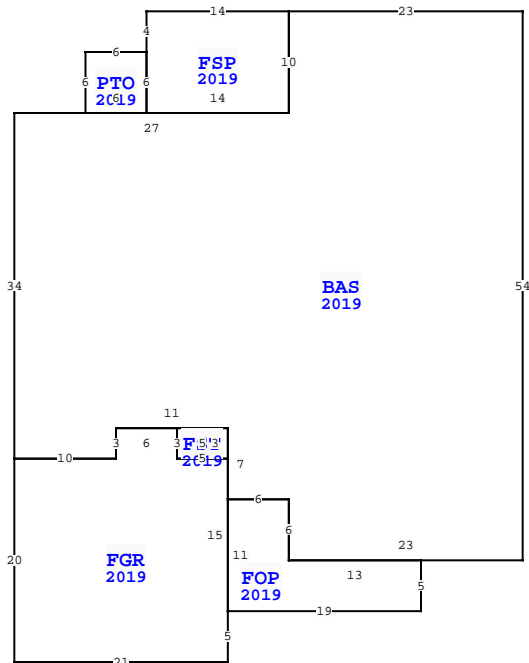




ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	13	LVT/LAMNT	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
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
BAS	2,151	100	2019
FGR	438	55	2019
FOP	131	30	2019
FSP	140	40	2019
FST	15	55	2019
PTO	36	5	2019
TOTALS	2,911		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,497	128.8368	128.84	321,713	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2021 Heated Area: 2151 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			315,279
TOTAL MARKET OB/XF VALUE			3,506
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			403,785
SOH/AGL Deduction			132,974
ASSESSED VALUE			270,811
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			220,089
TOTAL JUST VALUE			403,785
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900254	CO ISSUED	0	03/29/2019
B1900254	NEW CONSTR	286,712	01/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/992	10/02/2023	QC	U	I	11	100
GRANTOR: HUDSON RODGER H						
GRANTEE: HUDSON RODGER H & B						
2372/0179	6/25/2020	WD	Q	I	01	290,000
GRANTOR: SCHNELL RICHARD T &						
GRANTEE: HUDSON RODGER H & D						

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	12	3			6.50	100	2019	2019	3	97	227	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2019	2019	3	97	3,279	

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

BUILDING NOTES	
92047 WOODLAWN DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2019] W23 FSP=[YR=2019] W14 S4 PTO=[YR=2019] W6 S6 E6 N6\$ S6 E14 N10\$ S10 W27 S34 FGR=[YR=2019] S20 E21 N5 FOP=[YR=2019] E19 N5 W13 N6 W6 S11\$ N15 FST=[YR=2019] N3 W5 S3 E5\$ W5 N3 W6 S3 W10\$ E10 N3 E11 S7 E6 S6 E23 N54\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,506							
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							