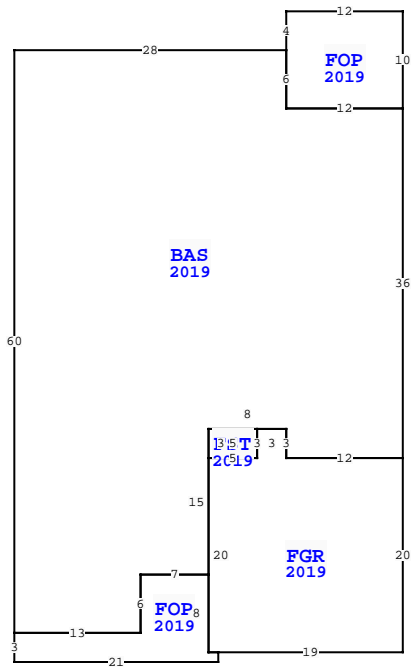


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	11		CLAY TILE	70	
Interior Floo	14		CARPET	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			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	1,902	100	2019	1,902	245,987
FGR	409	55	2019	225	29,099
FOP	103	30	2019	31	4,009
FOP	120	30	2019	36	4,656
FST	15	55	2019	8	1,035
TOTALS	2,549			2,202	284,786

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,202	131.9717	131.97	290,598	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2025										Heated Area: 1902	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			284,786
TOTAL MARKET OB/XF VALUE			2,578
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			372,364
SOH/AGL Deduction			0
ASSESSED VALUE			372,364
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			321,642
TOTAL JUST VALUE			372,364
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907551	CO ISSUED	0	10/21/2019
B1907551	NEW CONSTR	259,672	07/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2738/1578	9/11/2024	WD	Q	I	01	388,000
GRANTOR: COONEY PAULA						
GRANTEE: RYMAN DOMINIQUE L						
2592/0517	9/16/2022	WD	Q	I	01	399,900
GRANTOR: BRITT RICHARD RAY III						
GRANTEE: COONEY PAULA						

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

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	7	3			21.00	SF	6.50	6.50	100	2019	2019	3	97	132	
2	0810	CONCRETE A	0	100	0	0			388.00	SF	6.50	6.50	100	2019	2019	3	97	2,446	

BUILDING NOTES														
92034 WOODLAWN DR, FERNANDINA BEACH														

BUILDING DIMENSIONS														
FOP=[YR=2019] W12 S4 BAS=[YR=2019] W28 S60 FOP=[YR=2019] S3 E21 N1 FGR=[YR=2019] E19 N20 W12 N3 W3 FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 S20 E1\$ W1 N8 W7 S6 W13\$ E13 N6 E7 N15 E8 S3 E12 N36 W12 N6 \$ S6 E12 N10\$.														

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							