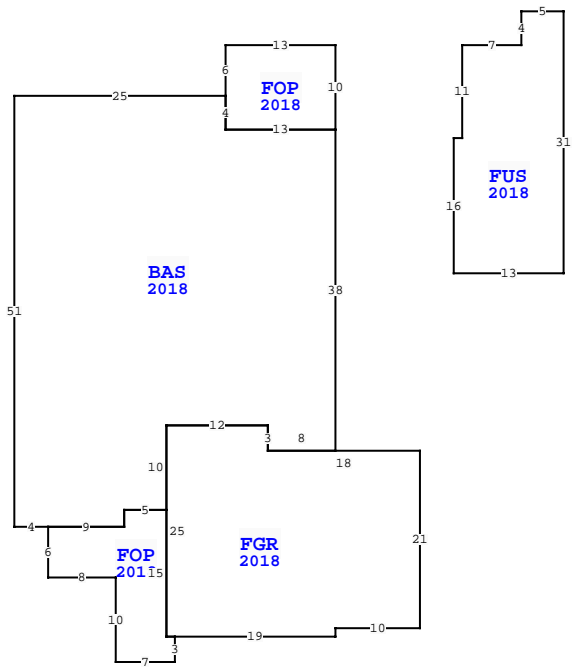




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	70		
Exterior Wall	16	WD FR STUC	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	60		
Interior Floor	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3	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	1,660	100	2018	1,660	211,956
FGR	686	55	2018	377	48,137
FOP	130	30	2018	39	4,979
FOP	157	30	2018	47	6,002
FUS	360	100	2018	360	45,967
TOTALS	2,993			2,483	317,040

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2021								
Heated Area: 2020						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			317,040
TOTAL MARKET OB/XF VALUE			7,970
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			410,010
SOH/AGL Deduction			186,276
ASSESSED VALUE			223,734
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			173,012
TOTAL JUST VALUE			410,010
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			385,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805664	CO ISSUED	0	11/07/2018
B1805664	NEW CONSTR	277,730	06/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0629	12/16/2020	WD	U	I	11	100
GRANTOR: GIFFORD HOLLY J						
GRANTEE: GIFFORD HOLLY J TRU						
2340/1624	2/20/2020	WD	Q	I	02	295,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GIFFORD HOLLY J						

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	0812	CONCRETE C	0	100	0	2,054.00	SF	4.00	4.00	100	2018	2018	3	97	7,970	

92030 WOODLAWN DR, FERNANDINA BEACH
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/25/2025 MLU

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
FOP=[YR=2018] W13 S6 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S6 E8 S10 E7 N3 FGR=[YR=2018] E19 N1 E10 N21 W18 N3 W12 S25 E1\$ W1 N15 W5 S2 W9\$ E9 N2 E5 N10 E12 S3 E8 N38 W13 N4\$ S4 E13 N10\$ PTR=E15 FUS=[YR=2018] E7 N4 E5 S31 W13 N16 E1 N11 \$ W15\$.														

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							