LOT 2
IN OR 2251/1623
SHADOW WOODS SUB PB 4/88

AIKENS GEORGE A & CARLY M
1375 SHADOW WOODS LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0610-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

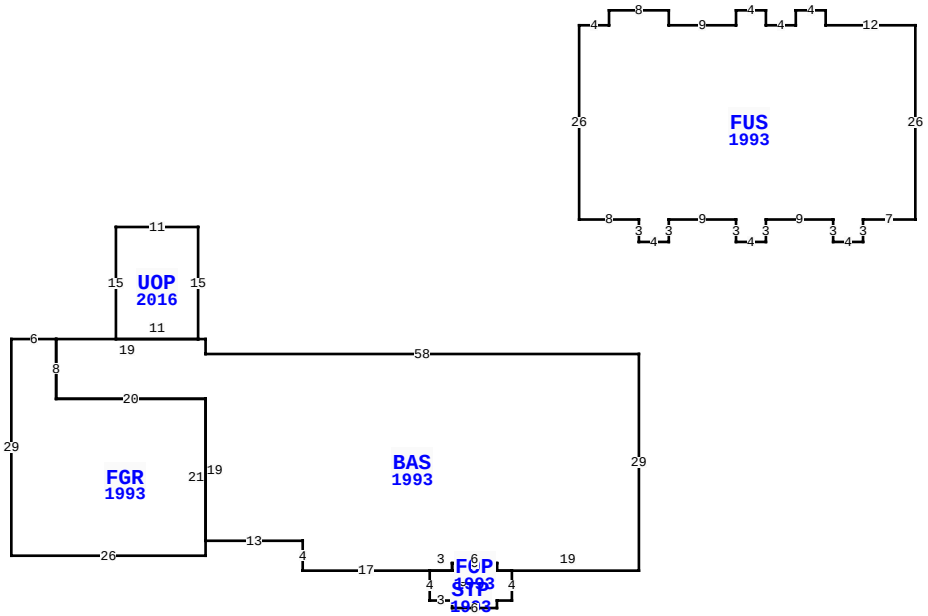
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1993	1,784	209,202
FGR	594	55	1993	327	38,346
FOP	6	30	1993	2	234
FUS	1,238	100	1993	1,238	145,175
STP	50	10	1993	5	586
UOP	165	20	2016	33	3,870
TOTALS	3,837			3,389	397,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,389	109.8480	152.69	517,466	1979	1989	0	0	0	23.20	76.80

1 SNGL FAM 100% - 2025 Heated Area: 3022 HX Base Yr 2025



1375 SHADOW WOODS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		397,414
TOTAL MARKET OB/XF VALUE		66,387
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		813,801
SOH/AGL Deduction		96,092
ASSESSED VALUE		717,709
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		666,298
TOTAL JUST VALUE		813,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		698,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260004827	SFR INSTALLING 50	19,750	05/05/2026
B260002177	R/R RES	23,400	03/02/2026
B1632830	SCRNROOM	29,016	08/01/2016
M015305	H/AC	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/525	9/26/2024	WD	Q	I	01	838,100
GRANTOR: JOHNSTON GAYLA						
GRANTEE: AIKENS GEORGE A & C						
2251/1623	1/30/2019	WD	Q	I	01	565,000
GRANTOR: DAVENPORT KEITH O & C						
GRANTEE: JOHNSTON ROBERT & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 N2 W1 UOP=[YR=2016] N15 W11 S15 E11$ W19 FGR=[YR=1993] W6 S29 E26 N21 W20 N8$ S8 E20 S19 E13 S4 E17 STP=[YR=1993] S4 E3 S1 E6 N1 E2 N4 W2 FOP=[YR=1993] N1 W6 S1 E6$ W9$ E3 N1 E6 S1 E19 N29$ PTR=N15 FUS=[YR=1993] N3 W8 N26 E4 N2 E8 S2 E9 N2 E4 S2 E4 N2 E4 S2 E12 S26 W7 S3 W4 N3 W9 S3 W4 N3 W9 S3 W4$ S15$.

EXTRA FEATURES

LN	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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1982	1982	04	85	42,500	
3	1242	WD DECK A	0	100	0	0	290.00	SF	10.00	10.00	100	2016	2016	3	65	1,885	
7	0940	SHEDS/PORT	0	100	6	3	18.00	SF	20.10	20.10	100	1979	1979	3	20	72	
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	
9	1076	TRELLIS A	0	100	13	12	156.00	SF	7.50	7.50	100	2006	2006	3	85	995	
10	0911	SCRN RM A	0	100	0	0	1,300.00	SF	18.00	18.00	100	2016	2016	3	65	15,210	
11	1242	WD DECK A	0	100	0	0	130.00	SF	10.00	10.00	100	2016	2016	3	65	845	
12	1242	WD DECK A	0	100	0	0	480.00	SF	10.00	10.00	100	2016	2016	3	65	3,120	

LAND DESCRIPTION

TOTAL OB/XF 66,387

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0005	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS