

LOT 4
IN OR 2193/1145
SHADOW WOODS SUB PB 4/88

GIZA DAVID A & LISA L
1360 SHADOW WOODS LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0610-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	12	CEDAR 90								0100	01	3,824	106.5015	111.83	427,638	1981	1990	0	0	0	17.50	82.50	VALUATION BY		STANDARD														
Exterior Wall	21	STONE 10								1 SINGLE FAM 77% - 2025										Heated Area: 3157										HX Base Yr 2025									
Roof Structur	03	GABLE/HIP 100																							BUILDING MARKET VALUE		352,801												
Roof Cover	03	COMP SHNGL 100																							TOTAL MARKET OB/XF VALUE		0												
Interior Wall	05	DRYWALL 90																							TOTAL LAND VALUE - MARKET		350,000												
Interior Wall	08	DECORATIVE 10																							TOTAL MARKET VALUE		702,801												
Interior Floo	14	CARPET 80																							SOH/AGL Deduction		55,963												
Interior Floo	11	CLAY TILE 20																							ASSESSED VALUE		646,838												
Air Condition	03	CENTRAL 100																							TOTAL EXEMPTION VALUE		HX HB VX		56,411										
Heating Type	04	AIR DUCTED 100																							BASE TAXABLE VALUE		590,427												
Bedrooms		4 100																							TOTAL JUST VALUE		702,801												
Bathrooms		2.5 100																							NCON VALUE		0												
Frame	02	WOOD FRAME 100																							INCOME VALUE														
Stories	3.	3. 100																							PREVIOUS YEAR MKT VALUE		628,567												
Units		0 100																																					
BUD8 Adjustme	05	DIST 1A 100																																					
Occupancy	00	NONE 100																																					
Quality	04	Quality Level 04																																					
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	1,296	100	1993	1,296	119,569																																		
DCK	631	10	2025	63	5,812	** This building has 14 Sub-Areas <table><tr><td colspan="2">BLD DATE</td><td colspan="2"></td><td colspan="2">LGL DATE</td><td colspan="2"></td></tr><tr><td colspan="2">XF DATE</td><td colspan="2"></td><td colspan="2">LAND DATE</td><td colspan="2"></td></tr><tr><td colspan="2">INC DATE</td><td colspan="2"></td><td colspan="2">AG DATE</td><td colspan="2"></td></tr></table>										BLD DATE				LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE			
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FDG	576	60	1993	346	31,922																																		
FOP	44	30	1993	13	1,200																																		
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FOP	44	30	1993	13	1,200																																		
FOP	640	30	1993	192	17,714																																		
FUS	824	100	1993	824	76,022																																		
SFB	1,296	80	1993	1,037	95,674																																		
TOTALS	5,584			3,824	352,801																																		
EXTRA FEATURES																1360 SHADOW WOODS LN, FERNANDINA BEACH																							
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												