



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		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		3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,099	100	1993	2,099	286,935
FOP	183	30	1993	55	7,519
FOP	240	30	1993	72	9,842
FUS	1,488	100	1993	1,488	203,411
SFB	506	80	1993	405	55,364
TOTALS	4,516			4,119	563,072

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0510	GARAGE WD-	0	0	20	25	500.00	SF	35.00	35.00	
3	0510	GARAGE WD-	0	0	30	25	750.00	SF	35.00	35.00	
7	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	
8	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	
9	1076	TRELLIS A	0	0	0	0	245.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000132	C	RES RIVER	0		RSF	1171.00	546.00	171.00	FF	
2	000100	C	RES	0		RSF	1 0.00	0.00	2.69	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,119	122.0000	202.52	834,180	1967	1980	0	0	32.50	67.50
1 SFR CUST 0% - 2024 Heated Area: 3992 HX Base Yr											
1356 SHADOW WOODS LN, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/01/2026 MLU											

TOTAL OB/XF											
13,786											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		563,072	
TOTAL MARKET OB/XF VALUE		13,786	
TOTAL LAND VALUE - MARKET		2,630,375	
TOTAL MARKET VALUE		3,207,233	
SOH/AGL Deduction		0	
ASSESSED VALUE		3,207,233	
TOTAL EXEMPTION VALUE		35	
BASE TAXABLE VALUE		1,453,500	
TOTAL JUST VALUE		3,207,233	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,691,915	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603485	REMODEL	12,750	12/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2622/1378	3/01/2023	WD	U	I	17
GRANTOR: SELLER LAWRENCE E JR					
GRANTEE: AMELIA BAPTIST CHUR					
0306/0053	12/01/1979	WD	U	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=1993] W23 BAS=[YR=1993] N11 W13 FOP=[YR=1993] W35 S6 E14 N3 E9 S3 E12 N6\$ S6 W12 N3 W9 S3 W14 S5 W23 S22 E23 S4 E9 FOP=[YR=1993] S8 E30 N8 W30\$ E39 N26\$ S22 E23 N22\$ PTR=E15 FUS=[YR=1993] E48 S31 W48 N31\$ W15\$.											