



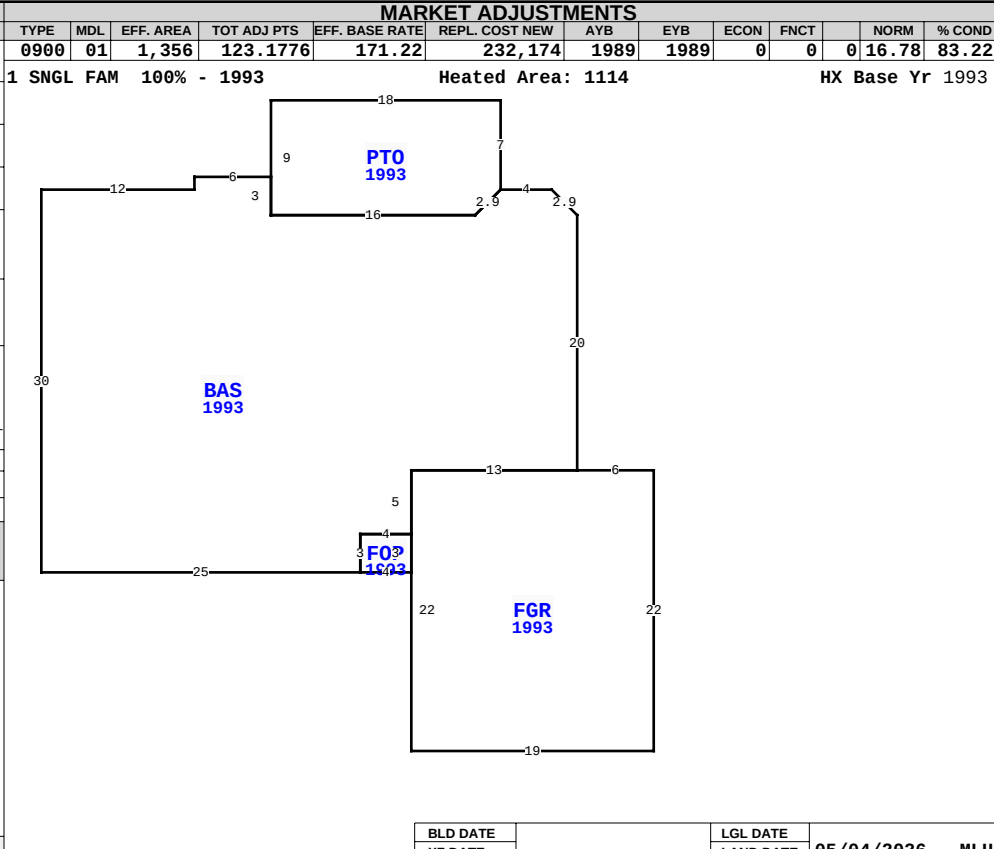
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,114	100	1993	1,114	158,733
FGR	418	55	1993	230	32,773
FOP	12	30	1993	4	570
PTO	160	5	1993	8	1,140
TOTALS	1,704			1,356	193,215

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	0.00	0.00	1.00



227 SEA WOODS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/04/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	193,215		
TOTAL MARKET OB/XF VALUE	2,890		
TOTAL LAND VALUE - MARKET	160,000		
TOTAL MARKET VALUE	356,105		
SOH/AGL Deduction	212,093		
ASSESSED VALUE	144,012		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	92,601		
TOTAL JUST VALUE	356,105		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	340,069		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110829	OTHER	1,650	05/31/2011
20101957	H/AC	6,000	11/12/2010
20090283	REPAIR/RRF	5,000	03/03/2009
5271	NEW CONSTR	52,955	03/16/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2792/880	6/04/2025	LE U	I	I	11
GRANTOR: EDWARDS SHIRLEY E					
GRANTEE: MCALLISTER GUY & BR					
1627/1397	6/30/2009	DG U	I	I	30
GRANTOR: EDWARDS HAZEL F					
GRANTEE: EDWARDS SHIRLEY E					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W6 BAS=[YR=1993] N20 U2 L2 W4 PTO=[YR=1993] N7W18S9E16 U2 R2 \$ D2 L2 W16N3W6S1W12S30E25 FOP=[YR=1993] E4N3W4S3N3E4N5E13W13 S22E19N22\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000		

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 160,000	Market: 0	Agricultural: 0	Common: 160,000	PRINTED 07/09/2026 BY SYS
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