

LOT 7  
IN OR 696/974  
PELICAN POINTE PB 5/212

FOUCHE JAMES C  
225 SEAWOODS DRIVE  
FERNANDINA BEACH, FL 32034

2026

00-00-31-1631-0007-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 10 | ABOVE AVG 30   |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 08 | SHT VINYL 20   |
| 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          |
| BUD8 Adjustme            | 02 | DIST FB 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       | 1,154            | 100         | 1993 | 1,154        | 164,293              |
| FGR       | 437              | 55          | 1993 | 240          | 34,168               |
| FOP       | 12               | 30          | 1993 | 4            | 569                  |
| FOP       | 32               | 30          | 2008 | 10           | 1,424                |
| PTO       | 68               | 5           | 2008 | 3            | 427                  |
| TOTALS    | 1,703            |             |      | 1,411        | 200,881              |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 2              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |
| 3              | 0940       | SHEDS/PORT  | 0 100   | 16 | 10 | 160.00 | SF | 30.00    | 30.00          |
| 4              | 1242       | WD DECK A   | 0 100   | 6  | 3  | 18.00  | SF | 10.00    | 10.00          |

| 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        |

REVIEW DATE 01/01/2023 BY CD

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |         |        |  |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|--|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0900                                                                | 01  | 1,411     | 122.1948    | 169.85         | 239,658        | 1989 | 1989 | 0    | 0    | 0 16.18 | 83.82  |  |
| 1 SNGL FAM 100% - 1995 Heated Area: 1154 HX Base Yr 1995            |     |           |             |                |                |      |      |      |      |         |        |  |
|                                                                     |     |           |             |                |                |      |      |      |      |         |        |  |
| 225 SEA WOODS DR, FERNANDINA BEACH                                  |     |           |             |                |                |      |      |      |      |         |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/04/2026 MLU |     |           |             |                |                |      |      |      |      |         |        |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,266       |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,266       |  |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 2 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 2              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 200,881   |               |
| TOTAL MARKET OB/XF VALUE  |  | 3,266     |               |
| TOTAL LAND VALUE - MARKET |  | 160,000   |               |
| TOTAL MARKET VALUE        |  | 364,147   |               |
| SOH/AGL Deduction         |  | 255,094   |               |
| ASSESSED VALUE            |  | 109,053   |               |
| TOTAL EXEMPTION VALUE     |  | 51,411    |               |
| BASE TAXABLE VALUE        |  | 57,642    |               |
| TOTAL JUST VALUE          |  | 364,147   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 347,253   |               |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20091767   | H/AC        | 7,160  | 12/29/2009 |
| 20052781   | REPAIR/RRF  | 6,000  | 10/04/2005 |
| 5520       | NEW CONSTR  | 52,955 | 08/07/1989 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0696/0974                      | 1/18/1994 | WD        | Q   | I   |        | 71,900     |  |
| GRANTOR: BROOKS RANDALL & CIND |           |           |     |     |        |            |  |
| GRANTEE: FOUCHE JAMES          |           |           |     |     |        |            |  |
| 0596/1212                      | 5/10/1990 | WD        | Q   | I   |        | 66,100     |  |
| GRANTOR: ROWAN DEV COMPANY     |           |           |     |     |        |            |  |
| GRANTEE: BROOKS RANDALL & C    |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                   |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| BAS=[YR=1993] U2 L2 W4 PTO=[YR=2008] N4 W17 S4 E17\$<br>FOP=[YR=2008] W17 S2 E15 R2 U2 \$ D2 L2 W15 N2 W6 S2 W12<br>S30 E6 S1 E4 N1 E5 S1 E4 N1 E6 FOP=[YR=1993] E4 FGR=[YR=1993] S15 E19 N23 W19 S8\$ N3 W4 S3\$ N3 E4 N5 E12 N22\$. |  |  |  |  |  |  |  |

PRINTED 07/09/2026 BY SYS