LOT 9
IN OR 1993/1505
PELICAN POINTE REPLAT PB 5/225

WOODS WENDY WAAS
215 SEA WOODS DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1631-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

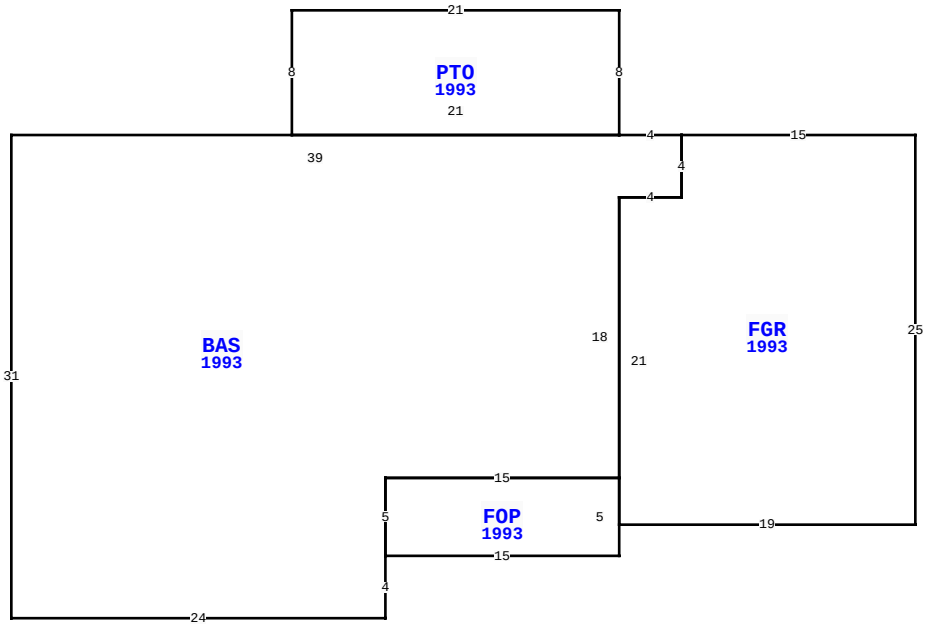
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,090	100	1993	1,090	155,929
FGR	459	55	1993	252	36,049
FOP	75	30	1993	22	3,147
PTO	168	5	1993	8	1,145
TOTALS	1,792			1,372	196,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,372	123.1776	171.22	234,914	1990	1990	0	0	0	16.45	83.55

1 SNGL FAM 100% - 2016 Heated Area: 1090 HX Base Yr 2016



215 SEA WOODS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,271
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		358,511
SOH/AGL Deduction		193,017
ASSESSED VALUE		165,494
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,083
TOTAL JUST VALUE		358,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100295	H/AC	4,300	02/16/2010
5780B	NEW CONSTR	57,750	02/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1993/1505	7/24/2015	WD	Q	I	02	163,000
GRANTOR: MANLEY JANE A						
GRANTEE: WOODS WENDY WAAS						
0680/0967	5/10/1993	WD	Q	I		70,500
GRANTOR: ROCKEFELLER CAROL						
GRANTEE: MANLEY WM & JANE A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W15 BAS=[YR=1993] W4 PTO=[YR=1993] N8 W21 S8 E21$ W39 S31 E24 N4 FOP=[YR=1993] E15 N5W15 S5$ N5 E15 N18 E4 N4$ S4 W4 S21 E19 N25$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	0006	R-1	0.00	0.00	1.00	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