LOT 12
PELICAN POINTE PB 5/212

BECKER BARBI &/BATTEN EMILIE M ET AL
209 SEA WOODS DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1631-0012-0000

BUILDING CHARACTERISTICS

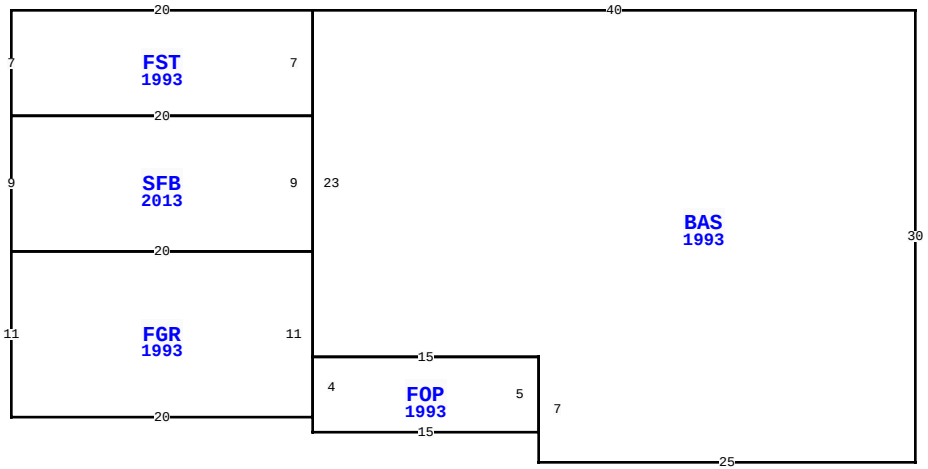
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,095	100	1993	1,095	148,812
FGR	220	55	1993	121	16,444
FOP	75	30	1993	22	2,990
FST	140	55	1993	77	10,465
SFB	180	80	2013	144	19,570
TOTALS	1,710			1,459	198,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,459	116.7390	162.27	236,752	1989	1989	0	0	0	16.25	83.75

1 SNGL FAM 100% - 2008 Heated Area: 1239 HX Base Yr 2008



209 SEA WOODS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		198,280
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		360,450
SOH/AGL Deduction		152,078
ASSESSED VALUE		208,372
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,961
TOTAL JUST VALUE		360,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110740	REPAIR/RRF	6,255	05/13/2011
20100633	H/AC	3,500	04/20/2010
5133	NEW CONSTR	52,885	12/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/0598	3/06/2022	QC	U	I	11	100
GRANTOR: BECKER BARBI & SUSAN						
GRANTEE: BECKER BARBI & EMIL						
1113/1164	2/12/2003	PR	Q	I	01	100
GRANTOR: BECKER BARBI P/R						
GRANTEE: BECKER BARBI ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=1993] W20 S7 SFB=[YR=2013] S9
FGR=[YR=1993] S11 E20 FOP=[YR=1993] S1 E15N5 W15 S4 $ N11 W20
$ E20 N9 W20$ E20 N7 $S23 E15 S7 E25 N30 $.

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	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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