LOT 13
IN OR 870/420
PELICAN POINTE PB 5/212

DUKE CHARLES W & REBECCA F
207 SEAWOODS DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1631-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

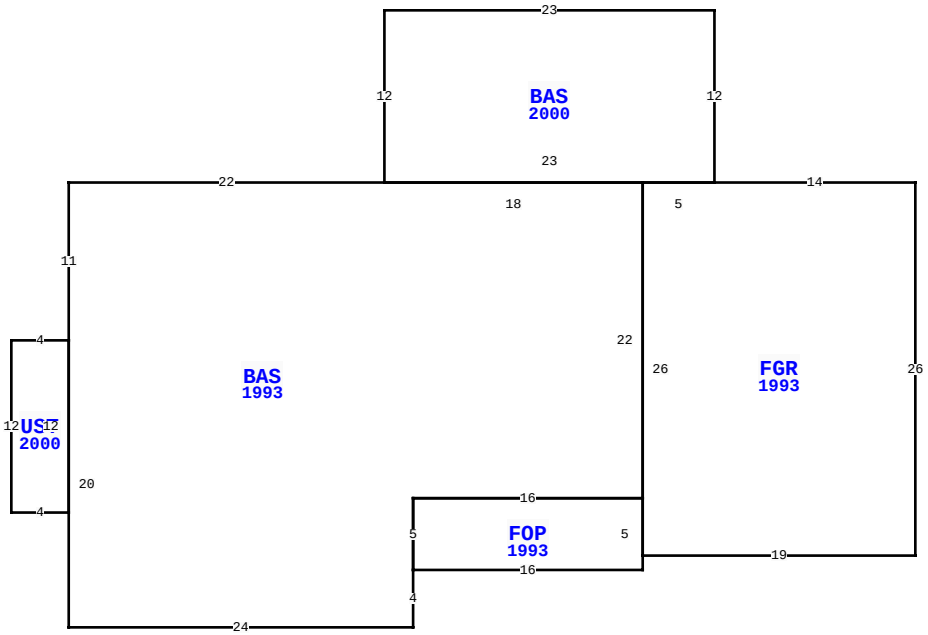
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,096	100	1993	1,096	150,456
BAS	276	100	2000	276	37,889
FGR	494	55	1993	272	37,339
FOP	80	30	1993	24	3,295
UST	48	45	2000	22	3,020
TOTALS	1,994			1,690	231,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,690	115.7100	160.84	271,820	1989	1995	0	0	0	14.65	85.35

1 SNGL FAM 100% - 2000 Heated Area: 1372 HX Base Yr 2000



207 SEA WOODS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		231,998
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		391,998
SOH/AGL Deduction		241,566
ASSESSED VALUE		150,432
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,021
TOTAL JUST VALUE		391,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100044	H/AC	2,500	01/12/2010
20091597	REPAIR/RRF	2,000	11/23/2009
19984707	ADDITION	17,706	12/22/1998
5395	NEW CONSTR	54,670	05/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0870/0420	3/03/1999	WD	Q	I		112,000
GRANTOR: RUSCH MICAHEL & PATRI						
GRANTEE: DUKE CHARLES W & RE						
0579/0469	9/18/1989	WD	Q	I		62,900
GRANTOR: HEAD STEPHAN A						
GRANTEE: RUSCH MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W14 BAS=[YR=2000] N12 W23 S12 BAS=[YR=1993] W22 S11 UST=[YR=2000] W4 S12 E4 N12 $ S20 E24 N4 FOP=[YR=1993] E16 N5 W16 S5 $ N5 E16 N22 W18 $ E23 $ W5 S26 E19 N26 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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